
REVISED

**NORTH
KENWOOD
MULTIPLE
RESOURCE
DISTRICT**

CHICAGO, ILLINOIS

A collection of significant surviving structures
in the North Kenwood community,
bounded by East 43rd Street, Cottage Grove Avenue,
East 47th Street, and Lake Michigan

Preliminary Staff Summary of Information
Commission on Chicago Landmarks
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NORTH KENWOOD MULTIPLE RESOURCE DISTRICT

A collection of significant surviving structures in the North Kenwood community, bounded by East 43rd Street, South Drexel Boulevard, East 47th Street, and Lake Michigan.

From the time of the earliest non-native settlement at the mouth of the Chicago River in about 1800, the lakefront south of the city center has been a major transportation corridor. Successively, Indian trails, wagon trails, railroads, and highways have carried people and goods into and away from Chicago in growing quantities, connecting the city via overland routes to points east and south. Early in its history, the relative ease of access to the south lakefront region made it attractive as a suburban enclave connected to, yet distant from, the activities of the city center. Areas such as North Kenwood attracted affluent and socially prominent settlers who built large homes modeled on a utopian suburban ideal. Over time, the expansion of population, commerce, and traffic pushed the area of suburban ambience ever farther from the Loop, opening new, distant areas to development and transforming established neighborhoods from domestic and social destinations of the elite into middle-class urban neighborhoods. In the case of North Kenwood, the process of urbanization initially transformed the area into one characterized by small scale, single-family residences and low density apartment developments. The 1889 annexation of the area to the City of Chicago and the developmental pressures brought to bear by its location, between the city center and Jackson Park, site of the World's Columbian Exposition of 1893, compressed the period of urban development of the community into a very short period of time. Later, as new mass transit facilities made access to the area more cost-effective, the population again increased, accelerating the pace of apartment building construction.

The extant historic fabric of North Kenwood, like that of its neighboring community of Oakland, includes a number of buildings whose individual presence and associations demonstrate the several periods and types of development of the area as a whole. The community has suffered greatly during recent decades due to the ravages of migration, economic disadvantage, and insensitive urban renewal projects, leaving vast areas of land vacant, with one small concentration of surviving buildings that can be identified as an enclave. Documentation regarding the history of the community has led to the conclusion that a significant number of its scattered remnants deserve consideration as an ensemble due to their shared heritage. It is for this reason that the geographically disparate structures of historic importance in North Kenwood have here been considered together as a proposed landmark district of multiple resources.

The community of Kenwood saw its first residential development in 1856 when a dentist, Dr. John Asa Kennicott, purchased two parcels totaling eight acres near the lake; one parcel was located between what are now East 43rd and 45th streets, and the other between East 47th and 49th streets. Kennicott (1824-1893) was a native of New York State who settled in Chicago in about

1835 and became one of its first medical professionals. Believing that the city was becoming too congested and seeking to live the life of a gentleman farmer while retaining his practice in town, Kennicott built his new home on three acres just south of 48th Street at Dorchester Avenue, near the Illinois Central tracks. He named his new homestead "Kenwood," reputedly a shortened form of "Kennicott Wood", after the rural estate owned by his mother's family in Scotland. The location provided him with the wholly undeveloped surroundings he sought and afforded the necessary transportation, via the Illinois Central, for his daily commute to the city. The pattern of behavior and settlement established from the first by Kennicott, one based on a rustic suburban ideal, was followed throughout the late nineteenth century and into the first years of the twentieth.

Kenwood, in contrast to the adjacent community to the north, Oakland, did not experience an early period of industrialization. Many of the factors responsible for the initial development of Oakland, including its stock yards, candle factory, and the establishment of Camp Douglas during the Civil War, had no parallels in Kenwood and only a minimal impact on the area.

Also significant were the differences in vision implied by the names of Kenwood and its neighboring community to the south, Hyde Park. Kenwood was named after a private rural estate while Hyde Park was labeled after one of the most fashionable urban neighborhoods in London. The derivations of their names reflected a contrast in the dreams and intentions of their respective founders. Seemingly irreconcilable from the beginning, the differences inherent in the intentions of the original settlers signaled the first of a series of disputes between the communities, most of which focused on the future of the area.

The trail to the south lakefront blazed by Kennicott was followed in short order by a number of prominent Chicagoans, including the businessman Dr. William B. Egan and two executives of the Illinois Central Railroad, William Waters and John Remmer. The prestige of this group, rather than the number of potential passengers, was the impetus behind the establishment of a permanent Illinois Central commuter station at 47th Street in 1859. The importance of Kennicott's contribution to the establishment of the new community was recognized at the opening ceremony for the 47th Street Station when George B. McClellan, vice-president of the Illinois Central Railroad and the future general who would command the Army of the Potomac, christened the station "Kenwood", a name which was henceforth applied to the entire community from 43rd to 51st streets, Cottage Grove Avenue to Lake Michigan. Ironically, John Remmer was killed near this location when an intercity express train collided with the rear of the local commuter train he was riding on January 8, 1862.

The status of Kenwood as a premier neighborhood was enhanced by its early environment. Following Kennicott's original intention, the community became the embodiment of an elegant rural preserve, with residences designed by a number of the most prominent architects of the time and extensive private gardens. During the post-Civil War era, Kenwood developed into a sparsely settled community of well-known families, and among its residents during the 1870s were C.M. Cady, Mayor of the Village of Hyde Park; William H. Rand, founder of the Rand, McNally & Company mapmaking firm; Charles Hitchcock (1827-1881), lawyer, president of the State Constitutional Convention of 1870, and Cook County Commissioner from 1872 to 1876; and Norman Buel Judd (1815-1878), lawyer, state senator, and ambassador to Prussia during the Lincoln administration. As a matter of course, a number of institutions deemed necessary for the good of the community, including schools and churches, had been established by 1880. The reputation of Kenwood as a residential community could not have been considered more highly, and its status was reflected in guidebooks and other publications of the era. Everett Chamberlin singled Kenwood out for praise in his 1874 treatise, *Chicago and Its Suburbs*:

If it were not invidious to draw a distinction between the many prosperous suburban towns in the town of Hyde Park, it might be in order to say that the

suburb known as Kenwood was decidedly the most aristocratic of them all. But, bowing to the shades of republican simplicity, we will be content with the expression that the residences erected in Kenwood are nearly all first-class, that many of them are imposing in appearance, and that a few are fully equal to the finest structures found in any of the suburbs of the city. Kenwood is the Lake Forest of the south, without the exclusiveness of its northern rival.

A. T. Andreas, in his 1884 *History of Cook County, Illinois*, shared similar sentiments in regard to the south lakefront communities, even though continuing development was transforming Kenwood into a prominent and exemplary Victorian-era suburb:

The estimation in which Kenwood was held by its residents has by no means lapsed with the progress of the years; the aristocratic denizen of that aristocratic suburb esteems it as the Faubourg Saint Germain was considered by the old *regime* of the Parisian aristocracy. It certainly is an undeniable proposition that in the region bounded by 39th and 57th streets, Grand Boulevard and Lake Michigan, can be found as exclusive, talented coteries of society as those existing in the old Quaker circles of Philadelphia, in the Knickerbockers of New York or Brooklyn, or the refrigerative *haut ton* of Beacon Street. With this distinction; that in Oakland, Forrestville, Kenwood, South Park or Hyde Park. . .the inhabitants are too thoroughly gentlemen and ladies to be very amenable to the dogmas of snobbery.

The 1870s saw the development of large single-family mansions on Ellis and Woodlawn avenues, followed by similar developments on Drexel Boulevard in the 1880s. The beginnings of smaller scale, rowhouse development near the lake in the 1880s led to a building boom in this type of construction and resulted in the destruction of a few of the larger, early houses during the 1890s. During this initial period of urbanization, the residents of North Kenwood included such prominent citizens as the architect Louis H. Sullivan, pioneering skyscraper designer and architectural theorist, and John G. Shedd, president of Marshall Field & Company and the philanthropist responsible for founding the Shedd Aquarium in Burnham Park.

The Village of Hyde Park, including Kenwood, was annexed to the City of Chicago by a town referendum held in 1889. The issue of annexation was hotly debated, and Kenwood was the only enclave within the larger entity of the village in which a majority voted against the action. In spite of the prospect of improved city services, locals feared that the pending World's Columbian Exposition in Jackson Park and the attendant prospect of new real estate developments would alter the community in ways they considered unfavorable. Within a year of annexation, their fears were confirmed as wealthy Chicagoans such as Gustavus Ferguson Swift, founder of the Swift meat packing company, purchased and subdivided large tracts of undeveloped, or underdeveloped, land in the area. The new housing erected at this time preserved the single-family character of the community, but its density was for the most part much greater than anything built previously. The contrast between these patterns of development is illustrated by comparing the few substantial free-standing, suburban style homes that survive on Greenwood Avenue and Drexel Boulevard with the large number of attached rowhouses found on Oakenwald, Lake Park, Berkeley, and Ellis avenues.

Expansion of transportation facilities in the form of streetcar lines on Cottage Grove Avenue and on 47th Street during the 1890s increased the accessibility of Kenwood from the north and west. Greater demands were placed on the existing housing stock as residences were subdivided into apartment houses. This process gathered momentum as affluent residents began to leave the

northern part of the community in increasing numbers. Those leaving, who were for the most part born in the United States of European stock, were largely replaced by first generation middle-class immigrants of Irish, German, and German-Jewish descent. The opening of the Kenwood branch of the elevated rail system in 1907 transformed the community permanently. The Kenwood elevated, which ran from the still-extant station at Indiana Avenue and 40th Street east and south to 42nd Place and Oakenwald Avenue, opened the area to a large number of new residents, including many white collar clerks in Loop offices and blue collar workers employed in the stock yards. The potential for rental profits made possible by this influx sparked a new era of development that focused on the northern half of Kenwood and had a particularly devastating impact on Drexel Boulevard. New construction of large apartment buildings, many of which were designed around courtyards, required the demolition of older houses. These events, coupled with the increasingly commercial character of 47th Street, effectively split the community in half. Kenwood north of 47th Street was transformed and left outside of its historic position as an area dominated by single-family housing, while the residents of Kenwood south of this point were able, through zoning and other means, to largely preserve that character.

Construction of large apartment buildings in Kenwood continued during the 1920s, particularly in the area north of 47th Street. The same decade saw the population of the community increase by twenty-eight percent, from 21,000 to nearly 27,000, with the relatively inexpensive housing available in North Kenwood accounting for nearly all of this increase.

From 1930 through 1960, very little new construction was undertaken in North Kenwood, but the population once again increased significantly. Jewish refugees from Nazi Germany settled here with the established German-Jewish community during the early 1940s. Immediately following World War II, a shortage of housing and federally mandated rent control encouraged owners to create new units within existing properties, often doubling the number of apartments. Americans of African descent, migrating from the South in response to job opportunities created to support the war effort, also began to settle in North Kenwood at this time. By 1950, the African-American population of North Kenwood was estimated to comprise about one-third of the total. This settlement pattern continued in the 1950s with the result that by the census of 1960, the African-American population of Kenwood north of 47th Street represented over ninety-seven per cent of the total. The scale of the influx of new residents was dramatic, as illustrated by the fact that the total number of residents in the community increased by sixteen per cent, even though a substantial number of Americans of European and Jewish descent moved away.

The increasing population put an enormous strain on the existing housing stock, resulting in the further conversion of buildings that had in many cases already seen their living spaces subdivided. Buildings originally designed as homes for single families were pressed into service as shelter for as many as six or eight extended families. Apartment buildings became similarly overcrowded, and an infrastructure that was built to support a few thousand people was forced to serve many times that number. Deterioration of all types of built resources, from shelter to infrastructure, was inevitable.

After the closing of the Kenwood branch of the elevated in 1958 and with the deterioration and loss of significant portions of the housing stock, the population in North Kenwood has been decreased steadily since 1960. Less than half the number of housing units counted in North Kenwood during the census of 1960 were found surviving in the 1980 census.

Events of the last few years have continued to place the surviving historic residences of North Kenwood at risk. Disinvestment, economic deprivation, and other ills of contemporary urban society have conspired to perpetuate the depletion of the historic housing stock. In spite of these problems, however, many of the surviving structures retain an exceptionally high degree of their original designs and fabric, standing as a testament to the work of tenacious owners and residents who have made a substantial effort to preserve a sense of community.

SIGNIFICANT SURVIVING STRUCTURES

Although the history of North Kenwood is replete with individuals and events of historic significance, the majority of the structures associated with them are no longer standing. The extant structures fall into two categories based on their geographic position and their present context and relationships to one other. These categories are (1) historically or architecturally significant structures that stand isolated from each other, scattered throughout North Kenwood, and (2) a group of buildings that represent a coherent streetscape and cohesive core at the center of the community. For descriptive purposes, the isolated buildings are discussed here in numerical order by street, beginning with those closest to the lake and with the lowest address number, followed by the core group.

The following structures are included within the proposed multiple resource district due to their historic associations or to the quality and integrity of their designs. There is much more information available on some of these buildings than on others; however, each structure included in this inventory has been documented to the degree possible at this time. The buildings proposed for inclusion in the district are identified on the following map (*Figure 1*) and are listed by address in the Appendix.

Oakenwald Avenue

Named after the estate established in the vicinity of 35th Street by Senator Stephen A. Douglas in the 1850s, Oakenwald Avenue was laid out in the late 1860s. The name means "oak forest" in German. Running parallel with the Illinois Central Railroad tracks and the lakeshore from 43rd Street to 46th Place, it is the closest residential street to the lake in North Kenwood. Its proximity to the lake and to the Illinois Central Stations at 43rd and 47th Streets made it at one time an address of singular desirability in the community.

Although the surviving historic resources on Oakenwald Avenue are few and separated from one another by many vacant lots, those that are extant illustrate the best of turn of the century residential designs. The building at 4312 South Oakenwald Avenue was originally a single family residence of this type. Built circa 1887-89, its design borrowed elements of the Queen Anne and Romanesque Revival styles that were popular at the time. A brick structure trimmed in stone, wood, and pressed metal, it retains many of its original design features. Originally numbered 4310 Oakenwald, this house was the residence of Charles D. Warren, partner in the firm of George H. Curtiss & Charles D. Warren, a Loop dry goods company. Warren and his family lived here from at least 1889 through 1912.

The house at 4340 South Oakenwald Avenue represents the earliest surviving type of residence in the area, being a frame, single-family structure in a modest version of the Queen Anne style from the early 1880s. Although it is currently faced with asphalt siding, this house retains its original proportions, window openings, roofline, and decorative details in wood, and still serves as a single family residence. An early resident of this house was William F. White, a salesman and real estate agent, who lived here from at least 1890 to 1901.

The neighboring structure at 4344 South Oakenwald Avenue is similar and in much the same condition with regard to its retention of original details. Built in 1887 for M. E. Mills, this house

was designed by the architectural firm of Frank W. Handy and Jeremiah Kiersted Cady. Jeremiah K. Cady (1855-1925), was a native of Indianapolis who had studied architecture at Cornell University and in Europe before settling in Chicago in 1883 and beginning his career with Burnham & Root. The house at 4344 South Oakenwald Avenue was designed in the first year of the Handy and Cady partnership and is distinctive for the placement of its second floor bay, which projects above the open archway of the porch and the portal (*Figure 2*).

The influence of the Romanesque Revival style, popularized by the famous Boston architect Henry Hobson Richardson, is illustrated in the residential designs of many buildings in the North Kenwood area, including the brownstone rowhouse at 4356 South Oakenwald Avenue. Built circa 1887, it served for a number of years as the residence of George F. Wessels, the owner of a shoe store. The rusticated blocks of stone that make up the facade lend it a monumental aspect which is emphasized by its massive, hip-roofed porch.

The brick and frame structure at 4406 South Oakenwald Avenue was built around 1885 and served for nearly fifty years as the residence of Charles O. Robinson, a livestock broker. Born in 1861 in Middletown, Iowa, Robinson became a partner in his father's livestock business at the Union Stock Yards before co-founding the firm of Clay, Robinson & Company, commission merchants, in 1886. He went on to found a new livestock trading company under his name alone in 1922. The house, now subdivided into apartments, has a rusticated stone foundation, a first floor of brick, and frame upper stories faced with shingles, with pressed metal facing the second-floor bay and forming the ornament in the peak of the third-floor gable. The original coach house survives at the rear of the property.

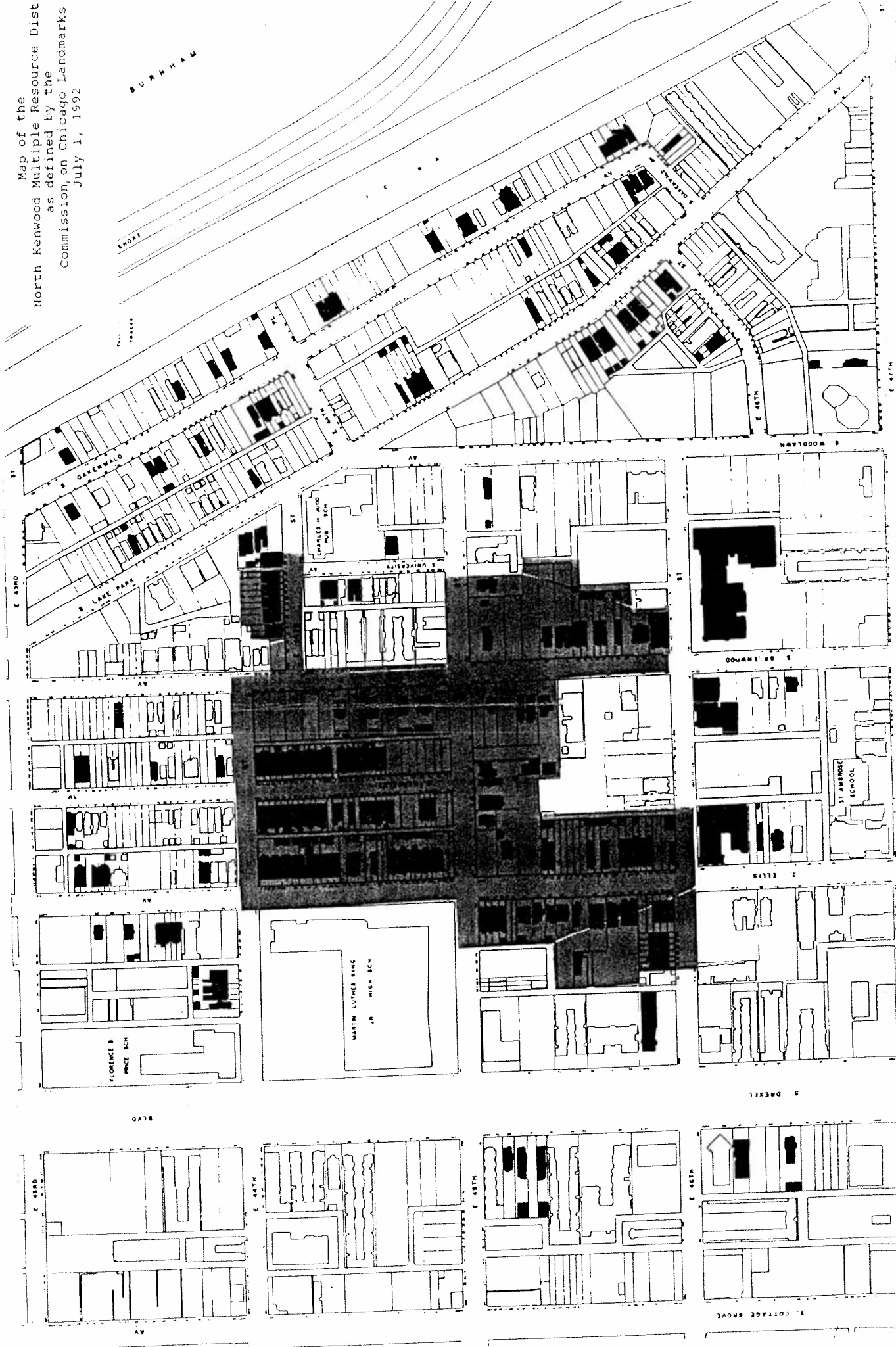
Among the most imposing surviving structures on this street is the Queen Anne style residence of Joseph A. Shepard, 4415 South Oakenwald Avenue (*Figure 3*). Built circa 1885, this frame residence, which stands on a battered stone foundation, retains all of its original details in wood, including doors, porch, sash, and purlins. The variety of designs presented by its circular plan corner tower, its roofline, including conical, hip, and gabled forms, and by the size and shape of the porch, are hallmarks of the Queen Anne style. In spite of the asphalt siding added to its exterior, this house remains an excellent exemplar of its style.

Variegated false mansard rooflines also dominate the facades of the two-story rusticated graystone rowhouses at 4519 and 4521 South Oakenwald Avenue. Built around 1890, they were respectively the residences of C. G. Edmonds and James Barker during the early 1890s. The two units are survivors from a row of at least three houses, with fanciful parapets whose designs are derived from Flemish gables.

A contrasting design is evident in the pair of rusticated brownstone rowhouses at 4529 and 4531 South Oakenwald Avenue, the residences of the William H. Johnson and William A. Shaw families. Built circa 1885, these houses have a straightforward elevation design with an arcade of four arches on the first floor in an alternating series of portals and windows, with a pair of windows on the second floor above each arch. Decorative embellishments were limited to string courses, the pattern in the masonry, particularly in the checkered header bond brick of the parapet, and carved capstones that define the houses at the top of the cornice.

A small group of surviving buildings at the south end of Oakenwald Avenue, near its junction with Lake Park Avenue, conveys a sense of the original streetscape. Starting with the Charles E. Bunker Residence, 4577 South Oakenwald Avenue, and extending south through the Charles F. Eiker House at 4597 South Oakenwald, this group includes eight single-family residences. Built around 1890 for an accountant, the Bunker residence has a symmetrical, rusticated graystone facade that features two monumental arches on its first floor, a pair of windows flanking a centrally placed pressed-metal bay on the second floor, and a pressed-metal cornice. The whole is topped by a false mansard roof with three dormers. The central dormer has stone piers that support a pressed-metal pediment, flanked by small pressed-metal dormers with shed roofs. The arrangement of the upper

Map of the
North Kenwood Multiple Resource Dist
as defined by the
Commission, on Chicago Landmarks
July 1, 1992



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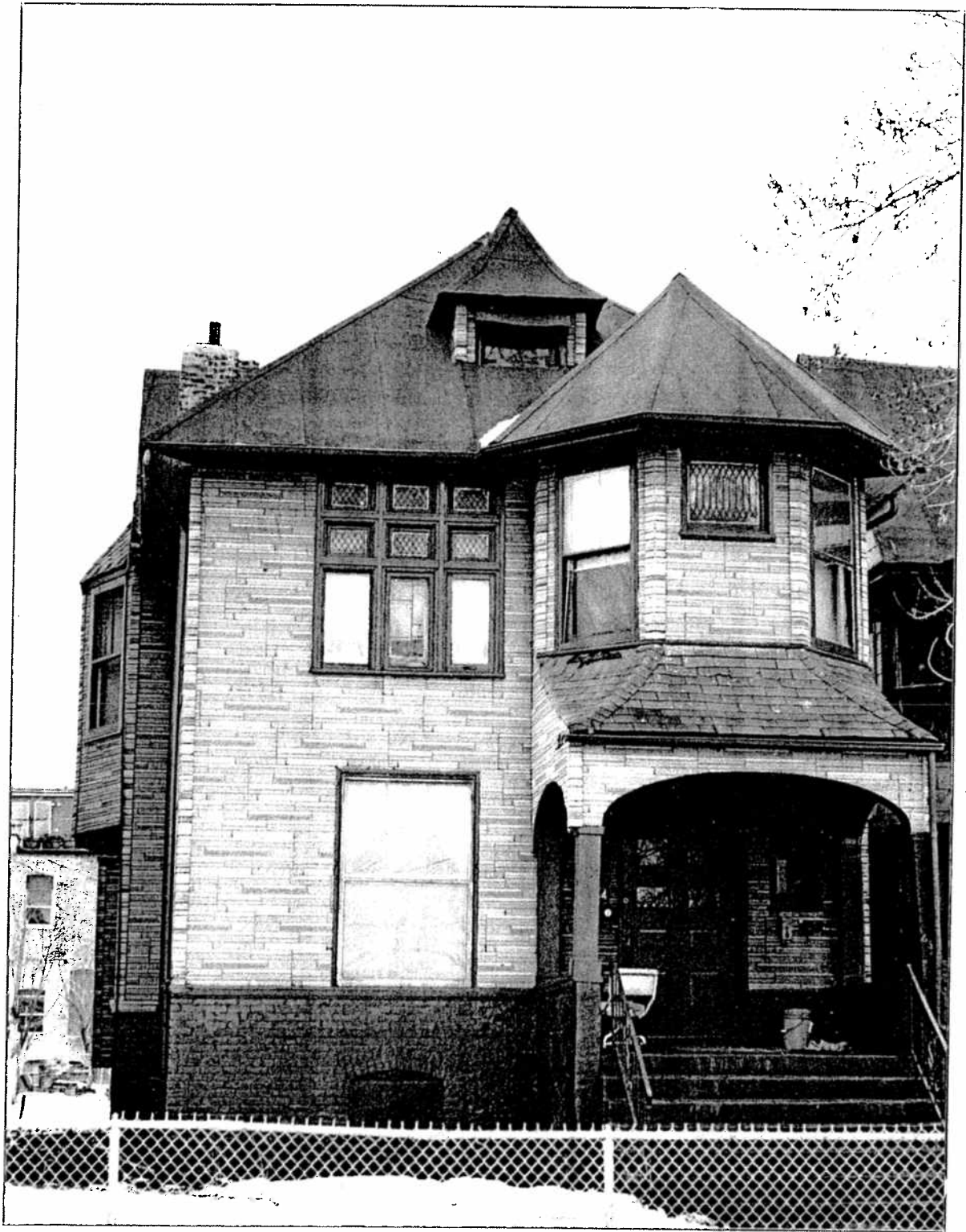


Figure 2: The M. E. Mills House, 4344 South Oakenwald Avenue, built in 1887 from a design by Frank Handy and Jeremiah Cady, architects. *(Photograph by Rufino Arroyo)*



Figure 3: The Joseph A. Shepard House, 4415 South Oakenwald Avenue, built circa 1885. (*Photograph by Timothy N. Wittman*)



Figure 4: The Albert W. Hutchins House, 4578 South Oakenwald Avenue, built in 1892. (Photograph by Raymond T. Tatum)

facade presents an unusual feature in that the heavy rusticated stone of the central dormer appears to stand atop the open windows and delicate metal work of the second-floor bay.

Albert W. Hutchins, the original owner of the house at 4578 South Oakenwald Avenue, was the vice-president of Blair, Hutchins, Dodge & Company, a building contracting firm. Built in 1892, the house was occupied by the Hutchins family from its completion late that year until 1903. The residence is a three-story graystone structure trimmed with details inspired by Gothic and classical designs in a manner reminiscent of a diminutive French chateau (*Figure 4*). The ashlar masonry was laid in courses of alternating height, a pattern that repeats from the foundation to the parapet. Gothic-inspired details are combined in the framing elements of the portal, and the dormer front on the third floor is in the shape of a pointed arch. This last element frames the windows of

the third floor which are arranged in an adaptation of the Palladian type, having two smaller windows flanking one that is topped with an arch at the center, and the openings being separated by pairs of classically derived columns that support a dentil cornice. Classical moldings also appear on the second floor bay and in the string courses. The freedom with which the architect interpreted and combined historic elements was typical of the Victorian period and stands in stark contrast to the archaeological accuracy and stylistic purity preferred in the aftermath of the World's Columbian Exhibition of 1893.

The house at 4581 South Oakenwald Avenue is a classically-inspired, three-story brick, single-family residence which has a design derived from Georgian prototypes. The building is distinguished by its symmetrical elevation and roofline which is obscured by a pedestal and balustrade parapet. The first resident of the home was Harvey M. Harper, a lawyer who occupied the building from 1895 through 1903.

The neighboring structure, the Aquila H. Pickering Residence at 4583 South Oakenwald Avenue, was a Queen Anne style structure with a brownstone first floor and frame upper floors, built in the early 1890s. A real estate developer who dealt primarily in commercial property, Pickering lived at this address from about 1892 to 1899. The exterior was altered sometime in the 1920s or 1930s with the addition of false Tudor style stucco and half-timbering over the original clapboards and shingles. Nonetheless, the structure retains the essentials of its original configuration, particularly visible in the rough-cut Richardsonian Romanesque stone of the first floor and the variety of its rooflines, which include hip, gable, bell-cast, and conical types.

The house at 4580 South Oakenwald Avenue, a freestanding brick Queen Anne single-family residence with graystone trim, is a building that retains much of its original details, including its frame porch. The house was occupied by a number of families during its first twenty years, indicating that it was probably used by an absentee owner as a rental property. Built around 1890, it was originally the residence of the family of Morton E. Mead, a salesman. Edward P. Buchanan, a contractor who built a number of buildings in the neighborhood, occupied the house during the late 1890s.

At its south end, Oakenwald Avenue makes a ninety-degree turn before terminating at Lake Park Avenue. The house standing on the northwest corner of this intersection, 4584 South Oakenwald Avenue, was built as speculative housing by developer George A. Otis (*Figure 5*). Charles L. Wilson, the owner of a commercial travel business, was the first to live in the house, occupying it from 1892 through 1901. Constructed in 1892 from a design by



Figure 5 (right): The Charles L. Wilson Residence, 4584 South Oakenwald Avenue, built in 1892; Robert Rae, Jr., architect. (*Photograph by Raymond T. Tatum*)

the architect Robert Rae, Jr., it is a two-and-one-half story residence with a rusticated graystone front and pressed brick on its south side.

Robert Rae (1853-c.1920) was born in Philadelphia and came to Chicago with his parents in 1860. The son of a prominent lawyer, he was educated in the public schools of Chicago and entered the office of architect Henry Lord Gay in about 1872. Two years later, he was appointed assistant chief engineer of the Chicago & South Atlantic Railroad, a position he held for a number of years, before he started his own architectural office in Chicago in about 1880. Rae's practice focused on small scale commercial buildings and residences in eclectic historical styles. In addition to this residence, Rae designed others on South Berkeley Avenue in the core of the North Kenwood district.

The building at 4585 South Oakenwald Avenue is a two-and-a half-story brick single-family residence. Built in about 1883, it was the home of Isaac F. Dickson during the 1890s. Dickson was the owner of a company that manufactured machinery for the candy and confections industry. Of particular note here is the fact that all of the details are in wood. The absence of pressed metal in the surviving trim, along with the proportions and massing of the structure, indicate that it was built considerably earlier than its neighbors. Although it has been in part altered from its original appearance, having lost its original porch, this house contributes in size, scale, and materials to an understanding of the original streetscape which in this section has otherwise not survived.

The only surviving structure on the short stretch of Oakenwald Avenue that forms the connection with Lake Park Avenue is 4597 South Oakenwald Avenue, a three-story rowhouse with an ashlar graystone facade. Built circa 1895, it was the home of Charles F. Eiker (1860-1914), a fireproofing contractor, inventor of fireproofing methods, and the president of the Pioneer Fire Proofing Company. The refinements demonstrated in the design of the house, which has ashlar rather than rusticated textures, the attention to detail in the rendering of the classically-inspired details, particularly in the cornice, and the clear, almost anti-Victorian, definition of the elevation, reveal the influence of the World's Columbian Exposition on local architectural taste.

Lake Park Avenue

Originally named Lake Street, Lake Park Avenue extends from 43rd Street to 47th Street in North Kenwood, on a line that parallels Oakenwald Avenue and the lakeshore. Unlike Oakenwald Avenue, Lake Park is an extension of a street that runs completely through the Oakland community which lies to the north of 43rd Street.

The house at 4339 South Lake Park Avenue was for many years the home of blues musician McKinley Morganfield (1915-1983), better known as "Muddy Waters." Born in Rolling Fork, Mississippi, the son of a sharecropper who played guitar on weekends, Morganfield supposedly earned his nickname due to his "muddying" for fish in a creek at a very young age. His first musical instrument was the harmonica, which he abandoned when he turned to the guitar in his late teens. Largely a self-taught musician who learned by observation and from recordings, he played guitar in a distinctive "bottleneck" style that became his trademark. An exponent of the blues played in the country idiom of his home state, Waters came to Chicago in 1943, working odd factory jobs to support himself while pursuing his career in music.

Waters participated in the migration of African-Americans who were seeking available work in defense industries during World War II. Moving in large numbers from the rural Mississippi Delta region to Chicago, the new settlers were confronted by customs, occupations, and socio-

economic situations that were unfamiliar and largely alien. Like other clearly defined groups who migrated to Chicago, they settled together and attempted to mitigate the stresses of their new surroundings through participation in activities that were culturally familiar. The folk music of the Delta, commonly known as the blues, was essential in giving voice to the feelings and frustrations African-Americans experienced in their attempt to become acclimated to their new surroundings.

One of the most important figures in the development of the distinctive urbanized sound that came to be known as the "Chicago Blues", Muddy Waters recorded a number of internationally prominent songs for Chicago's Chess Records from 1947 through about 1975. (The Chess Records Studio, 2120 South Michigan Avenue, was designated a Chicago Landmark in 1990.) Among his hits were the following, all of which appeared on the Top Ten Singles charts of *Billboard Magazine*: "Louisiana Blues", recorded in 1951; "Hoochie Coochie Man" and "I'm Ready", recorded in 1954; "Mannish Boy" of 1955; and "Close to You" of 1958.

In addition to their importance in the context of the African-American community, Waters' recordings became influential for a broad range of popular musicians. The songs listed above and others written and/or recorded by Waters, including "I'm a Man" and "King Bee", became standards in the repertoires of English rock 'n' roll bands of the 1960s. Among these imitators were the Rolling Stones, who recorded their own versions of a number of songs by Chicago blues musicians and who took their name from a 1950 Muddy Waters single titled "(Like a) Rolling Stone". Waters later acknowledged the influence of his music on rock with his recording "The Blues Had a Baby and They Called It Rock 'n' Roll." A great believer in the power of live performance, Waters continued to play the clubs until his death in 1983.

The Muddy Waters House, 4339 South Lake Park Avenue, is located only a few blocks from concentrations of blues clubs on 43rd and 47th streets, including the famous Checkerboard Lounge and the former site of Theresa's. The only residence the guitarist ever owned in Chicago, it served as Waters' home from 1954 until about 1974. The house, a two-story brick structure built in the 1890s, became an unofficial center of activity for blues musicians during his ownership.

Built in the early 1880s, the single-family residence at 4407 South Lake Park Avenue is among the earliest surviving structures in the North Kenwood community. A two-story brick house with Queen Anne details in stone, brick, and wood, it retains much of its original fabric, including stained glass and elements of its turned-spindle frame porch. The house served as the home of the family of Thomas Herbert Smith (1847-1918) from about 1890 through 1918. Smith was an insurance adjuster who arrived in Chicago in 1875 from Maine and went on to become president of the Illinois State Board of Underwriters.

Compared with the Smith House, the row of single-family residences at 4461 through 4471 South Lake Park Avenue demonstrates the change in taste in residential design between the early 1880s and the early 1890s. Although one of the six units in the original design, 4463 South Lake Park, has been demolished, the remaining buildings retain a high degree of integrity and represent the quality of design and workmanship that were once common in the neighborhood. All of these houses are three-stories tall, having rusticated graystone fronts trimmed in ashlar and tall ornamental parapets that conceal their rooflines. Variety was introduced through the proportions and shapes of window and portal openings and through the shapes of the parapets which have flat, segmental arch, and gabled profiles. The ensemble is unified, however, by the color and texture of the stone, by stringcourses at the levels of the second-floor window sills and in the parapets, and by corbel table arches that appear in each parapet, running the length of the row.

The first of these rowhouses, at 4461 South Lake Park Avenue, was the residence of Walter Denton Oliver from 1894 to 1900. Oliver (1860-c.1907) was a commission merchant in grain while a resident in this building; however, he went on to become a real-estate developer in the community and later lived for a number of years in a house on Oakenwald Avenue that no longer survives. Oliver's neighbor in the rowhouse at 4471 South Lake Park was Charles Finney Love

(1845-1912), president of C.F. Love & Company, commission merchants in fruit and produce. Love arrived in Chicago from Wisconsin in 1863 and worked for a jeweler until the Great Fire of 1871. In the immediate aftermath of the Fire, he was involved in supplying produce to the residents of the damaged city and stayed in the business after the crisis had passed. Love and his family lived at 4471 South Lake Park from 1894 until his death in 1912.

Dr. Martha J. Creighton, a general practitioner with an office in the community, occupied the three-story, single-family residence at 4533 South Lake Park Avenue from 1897 to 1907. The building is faced with roman brick trimmed in limestone and pressed metal, and the symmetry of its design is broken only by the placement of the stairs and porch leading to the portal, to the left of center. The brick on the first floor is arranged in a manner that is evocative of banded rustication. Three arches form the first-floor windows and portal while the second has a single pressed-metal bay.

Among the earliest apartment buildings in the community, the H. A. Cullom Apartments at 4551-53 South Lake Park Avenue were built in 1898 by the R. & S. Sollett Company, contractors. Like many of the first multi-unit buildings constructed in what had previously been neighborhoods of single-family residences, Cullom's building was designed to look as closely as possible like a large house. These features included an asymmetrical graystone facade, a pressed-metal corner tower with elaborate details, a large front porch, and a dormered mansard front roof. The attempt to disguise small-scale apartment buildings in an effort to maintain the ambiance of a suburban community only succeeded for a short time, and within fifteen years, large apartment buildings that made no reference to the established scale, materials, and designs in the neighborhood were erected.

The John D. Sherman/A.R. Vermilyea Double House at 4554 to 4556 South Lake Park Avenue is a Richardsonian Romanesque graystone structure, built around 1890. Although the overall massing is typical of this building type, the elevation is unusual for the radical way the individual units are distinguished (*Figure 6*). Both have rusticated graystone fronts, a pair of arches on the first floor, and a pressed metal cornice between the second and third floors. However, with the exception of the cornice, all of the design features above the first floor are individualized, with the house at 4554 having a rectilinear plan on the second floor and a monumental false gable front on the third, and its neighbor having an irregular plan, with a bay over the portal on the second floor and a false mansard front with a dormer and an octagonal tower on the third. John Dickinson Sherman (1859-c.1930), the resident of 4554 South Lake Park during the late 1890s, was at one time a reporter for the *Chicago Tribune* and later served as the literary editor of the *Chicago Inter Ocean*.

In comparison, the neighboring structure, a double house at 4558 to 4560 South Lake Park Avenue, has a facade whose symmetry is interrupted only by the shapes of the two corner towers: one is circular in plan and the other square. Built about 1887, this pair of three-story brownstone residences retains the majority of its original details, particularly in the pressed metal of the bays, cornices, towers, and dormers. The house at 4558 South Lake Park was the home of the Rushton H. Field family from 1890 to 1899. The proprietor of the Hotel Brevoort on Madison Street in the Loop during the 1880s, Field sold his interest in that business and opened a brokerage when he moved to this address.

Like the buildings across the street, the pair of houses at 4565 and 4567 South Lake Park Avenue are rusticated Romanesque Revival style residences that are largely intact. The designs of these houses originally mirrored each other exactly, even though they are separated by a light court. They are two-story graystone structures that include corner towers and elaborate cornices in pressed metal. Built in about 1890, they retain a significant degree of their details, with the exception of their porches. The house at 4565 South Lake Park Avenue was the home of William

W. Young, an auditor, from 1895 to 1906. The 4567 address was first occupied by Charles M. Bragg, a bank cashier. The Bragg family occupied the house from 1891 through 1897.

The house at 4571 South Lake Park Avenue has a design that is consistent with its neighbors discussed above. The house was completed in 1891, the same year its first resident, Dr. Edward F. Wells (1853-c.1925), lived in Chicago. Wells, a native of Ohio, had completed his medical studies at the Medical College of Ohio at Columbus in 1874. His move to Chicago occurred when he was appointed professor of clinical medicine at the University of Illinois College of Physicians and Surgeons and took a position on the staff of Cook County Hospital.

The residences at 4570 and 4572 South Lake Park Avenue are the two survivors of a row of three or four attached houses. Built around 1890, they are two-and-a-half-story Romanesque Revival style graystone structures that demonstrate considerable variety in their rooflines. Gables, hip-roofed dormers, and a conical bay roof create a distinctive silhouette punctuated by numerous chimneys and finials. The majority of the pressed-metal details, including bays, gables, and dormers, is intact. The dwelling at 4572 South Lake Park stands at the corner of that avenue with East 46th Street, where its three-story tower with conical roof accents the intersection. The 46th Street side of the building is finished in dressed brick with Bedford trim and includes a pressed-metal bay on the second floor.

Figure 6: The John D. Sherman/A. R. Vermilyea Double House, 4554 and 4556 South Lake Park Avenue, built circa 1890. *(Photograph by Raymond T. Tatum)*



South Woodlawn Avenue

Beginning at the junction of East 44th Street and South Lake Park Avenue and extending south through 47th Street, Woodlawn Avenue was originally a street of large single-family residences and rowhouses. Named by the South Side Realty Association for the community of Woodlawn, south of 60th Street, it was laid out during the 1880s. None of the buildings on the east side of Woodlawn Avenue in North Kenwood today were built before 1980, and only one surviving building on its west side has historic significance.

The sole surviving historic structure on Woodlawn Avenue is a unit of the Thomas N. Jamieson Rowhouses, located at 4504 South Woodlawn Avenue. Originally one of three rowhouse units built together and extending south from the corner of 45th Street, this building was constructed during late 1897 and 1898 from plans by the architectural firm of Dwen and White. Jamieson (1848-c.1920) was a Canadian-born pharmacist who served three years as president of the Chicago Retail Drug Association and five years as president of the Illinois Board of Pharmacy. After the turn of the century, he was the vice president and treasurer of the American Automatic Switch & Signal Company. Politically active in the Republican Party, he was the chairman of the Cook County Central Republican Committee in 1890, secretary and then chairman of the Illinois Central Republican Committee in 1892 through 1894, and a member of the Illinois delegation to the Republican National Committee from 1896 through 1900. Jamieson's efforts in the development of Woodlawn Avenue were a matter of personal interest, as he made his home at 4508 South Woodlawn Avenue and was responsible for developing other tracts along this street.

South University Avenue

Named after the second University of Chicago, which was incorporated in 1890 and opened in Hyde Park in 1892, South University Avenue is one block west of Woodlawn Avenue and the fourth block from the lake. The street was laid out during the subdivision of large tracts in North Kenwood after its annexation to the City in 1889. University Avenue extends only one block in North Kenwood, running between 44th and 45th streets.

During the late 1880s and early 1890s, houses built together as pairs of single family residences were often designed with a single monumental elevation. Originally subdivided in 1886 and called "Greenwood Park", the development on South University Avenue included three double houses that were completed before North Kenwood was annexed in 1889. These brick residences, known respectively as 4422 to 4424, 4430 to 4432, and 4441 to 4443 South University Avenue, exemplify the type with their symmetrical and unified designs. Although all three have lost some of their decorative details, particularly in pressed metal, they demonstrate variations on Queen Anne designs. At 4422 to 4424 South University Avenue, these elements include the monumental stone arch at the center of the second floor and the circular plan corner towers; at 4430 to 4432 South University, they are best exemplified in the treatment of the window surrounds; and at 4441 to 4443 South University, they are manifest in the Romanesque-inspired, second-floor balcony and the articulation of the gabled and dormered roofline.

South Greenwood Avenue

The fifth street west of the lake and the Illinois Central Railroad tracks, extending from 43rd to 47th streets, Greenwood Avenue is the first through street in North Kenwood that conforms with the north-south city street grid, rather than running parallel to the lakeshore. Possibly labeled in commemoration of the Mississippi native and Choctaw Indian Chief Greenwood LeFlore (1800-65), this street has also been associated with the name of Chicago lawyer and real estate developer William M. Greenwood who was active in the development of the city center in the 1840s. Originally developed as a street of large-scale, single-family residences, Greenwood Avenue retains a relatively high percentage of its historic fabric.

The house at 4426 South Greenwood Avenue was originally built for and occupied by businessman Joy Morton (1855-1934). Among the most prominent Chicagoans of his time, Morton was a merchant and entrepreneur active in grains, spices, and food storage. He eventually became president of the Great Western Cereal Company, treasurer of the Western Cold Storage Company, president of the International Salt Company of Illinois, and principal of the firm of Joy Morton and Company. His company continues in business in the form of Morton-Thiokol, Incorporated, makers of such diverse products as Morton Salt and the solid fuel rocket boosters for the National Aeronautics and Space Administration's fleet of Space Shuttles. Morton additionally served on the board of directors of many institutions, including the American Trust and Savings Bank of Chicago, the North American Trust Company of New York, the Corn Products Company, the Diamond Jo Line Steamer Company, and the Chicago Historical Society. He founded and endowed the Morton Arboretum in Lisle, Illinois.

A residence of substantial scale and presence, the house built for Morton at 4426 South Greenwood Avenue was constructed of brick with limestone porch and trimmings (*Figure 7*). Work on the house was started in September, 1900 and it was occupied by the Morton family by May, 1901. The original cost of the house was reported to have been \$15,000. Although documentation indicates that this house was designed by the Prairie School architect Webster Tomlinson, circumstances surrounding it have called this attribution into question because of a possible connection with Frank Lloyd Wright.

During his architectural career of some 70 years, Frank Lloyd Wright's only partner was Webster Tomlinson, who managed Wright's Chicago office from January, 1901, through April, or May of 1902. Throughout his long career, Frank Lloyd Wright (1869-1959) cultivated a public image of the solitary genius. This perception was reinforced by his maintenance of unpopular positions regarding the theory and practice of architecture and by what was then seen as the stylistically unorthodox results of his work. Wright's singular outlook and considerable ego contributed to his split with his mentor Louis Sullivan and seem to have precluded his participation in partnerships. It is significant in this context to note that although Wright continued to work at his studio in Oak Park, Tomlinson oversaw the operations of Wright's Chicago office while continuing independent projects. Five houses designed during this period were credited to the firm of "Wright and Tomlinson" in the journals of the time: the Davenport House in River Forest, the Fricke/Martin and Thomas/Rogers Houses in Oak Park, the Henderson House in Elmhurst, and a project for a house in Sault Ste. Marie, Michigan, that was never built. Surviving drawings for these projects are signed by Wright with Tomlinson listed as "collaborator".

The house built for Joy Morton at 4426 South Greenwood Avenue is not listed as one of the cooperative efforts of Wright and Tomlinson. The building permit for the house was issued on September 18, 1900, nearly four months before the association between the architects was first announced in the journals of the building trades. When considered with the fact that no documen-

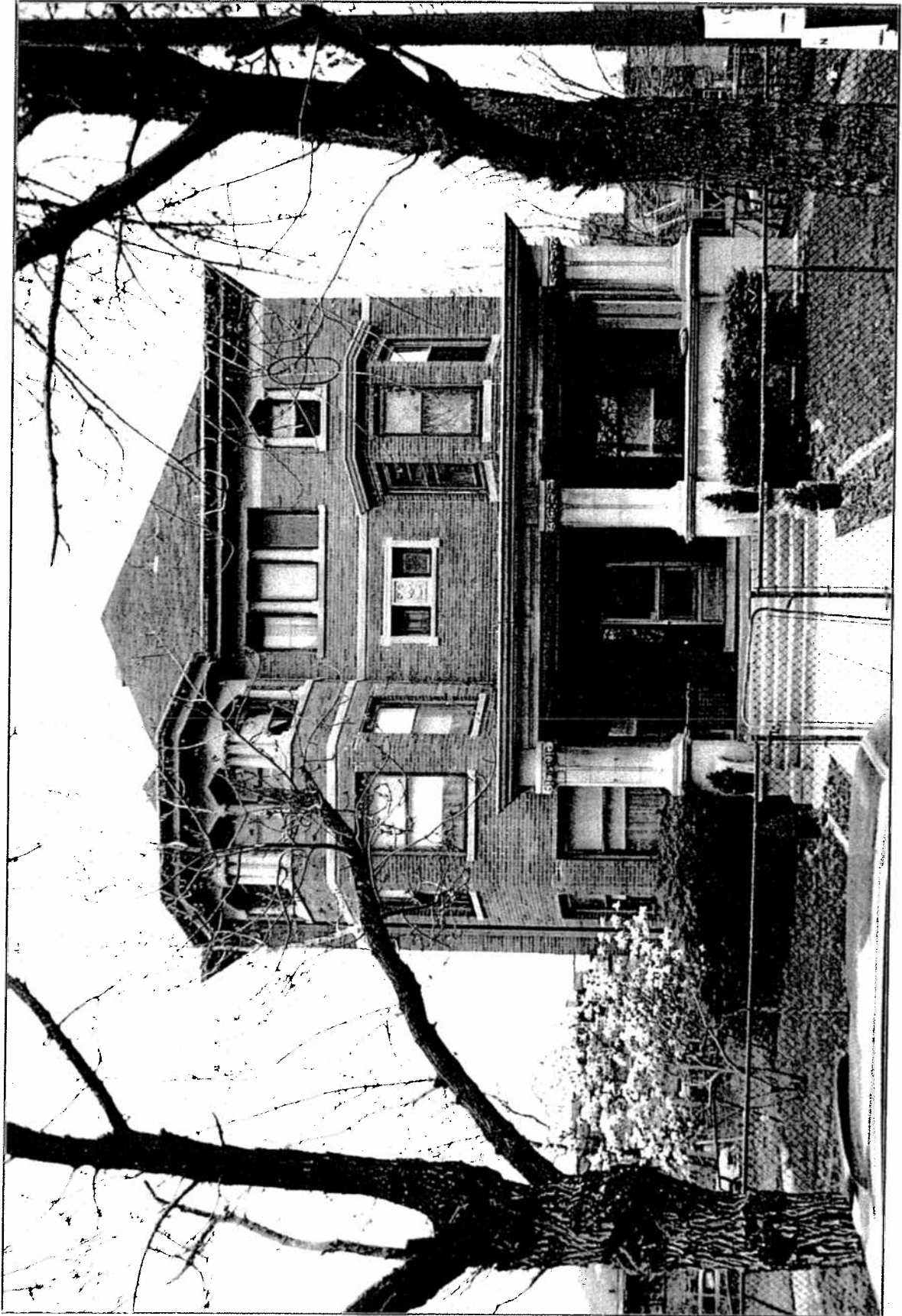


Figure 7: The Joy Morton House, 4426 South Greenwood Avenue, built in 1900-01 from a design by architect Webster Tomlinson. (Photograph by Raymond T. Tatum)

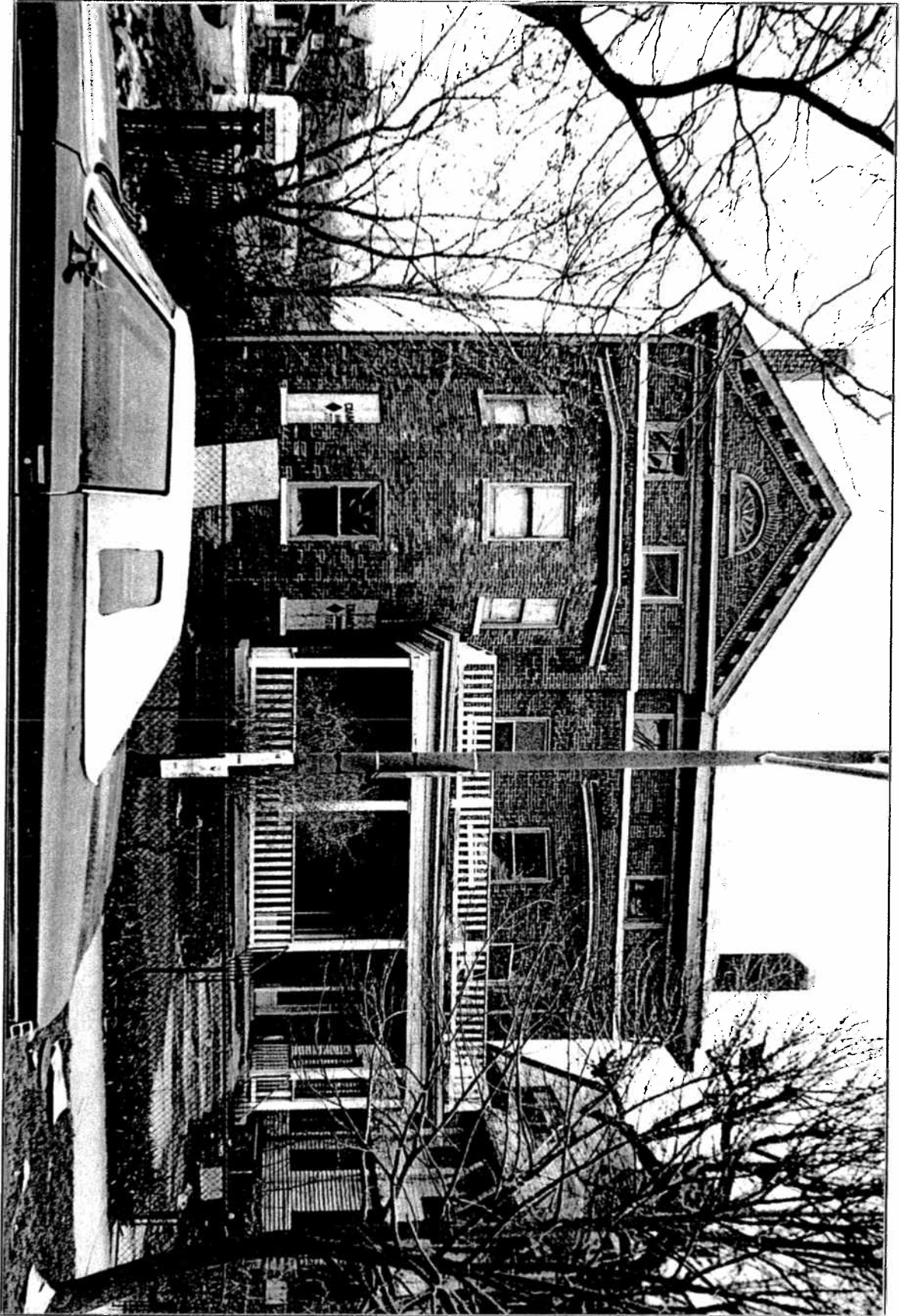


Figure 8: The Edwin F. Daniels House, 4454 South Greenwood Avenue, built in 1902 from a design by architect William W. Clay. (Photograph by Raymond T. Tatum)

tary evidence exists to connect Wright with this commission, and with the physical evidence provided by the house, an attribution of the Morton House to Wright cannot be substantiated.

Regardless of the attribution, the design of the Morton House reflects the Prairie aesthetic, conveying a restrained expression of the style in its overall appearance and using motifs in detail that were common to all of the Prairie School architects. This is particularly evident on the exterior in the massing of the porch and in the arrangement of the third-floor windows, and also in the patterns of the leaded-glass windows which have since been removed. Other aspects of the Prairie style, such as the hidden entrance favored by Wright as a guarantee of maximum privacy, are absent. These design choices may have had as much to do with the tastes and desires of the patron as they did with architectural theory or with the purity of any stylistic presentation. It is not surprising that a member of the circle of Chicago architects experimenting on modern forms of architectural expression would make use of the decorative vocabulary of the Prairie School in a large-scale residential design. Tomlinson's situation was unique: he not only shared a belief in the theoretical bases of Prairie School design but had an intimate professional connection with the leader of the movement. In this context, the Morton House can be seen as an expression of the elements common among practitioners of the Prairie style, as well as a statement of Tomlinson's contribution to and interpretation of the movement.

The James J. Mullen family made its home in the Queen Anne style residence at 4446 South Greenwood Avenue from 1890 through 1901. At the time his house was constructed, Mullen (1855-1923) was the secretary of the Merle & Heaney Manufacturing Company, makers of office fixtures. He held that position until 1895 when he left to pursue what had until then been his avocation by founding the Mullen Brewing Company. The house is a large frame building with a wide porch wrapping around the first floor, bays at the corners of the second floor, and a variety of roof profiles, including a large bay dormer at the center of the facade. The building retains a high degree of its original fabric, including the columns, eaves, and purlins of the porch, and the clapboard and shingle siding of the body of the house.

The Georgian Revival style residence at 4454 South Greenwood Avenue is the survivor of a pair of houses built for Edwin F. Daniels from plans drawn by William W. Clay in 1902 (*Figure 8*). Daniels was an officer of a coal company who lived for many years in a house that no longer stands at 4447 South Greenwood Avenue. This pair of rowhouses was built as speculative housing, and its late date may indicate an attempt to perpetuate the suburban character of the community in the face of increasing population density and the construction of apartment buildings.

William W. Clay (1849-1926), formerly a partner in the firm of Beers, Clay & Dutton, was a prolific designer of large scale residences in historic styles. The architect of many homes for prominent settlers in the Oakland, Kenwood, and Hyde Park communities, as well as in the suburbs of the north shore, Clay served as president of the Chicago Chapter of the American Institute of Architects during 1893, the year of the World's Columbian Exposition. The house is a three-story, attic, and basement structure built of brick with classically-inspired stone and pressed metal details. Although the remaining structure does not have the symmetry usually associated with the Georgian style, it derives its scale, details, and compositional elements from that source. The lost neighboring rowhouse may have provided the compliment needed to form a symmetrical elevation design.

David S. Googins commissioned architect William H. Pruyn, Jr., to build a house at 4505 South Greenwood Avenue in June, 1905. A retired vice-president of the Chicago Packing and Provision Company, Googins had lived for a number of years in a house that no longer survives at 4337 South Drexel Boulevard before having this building constructed. Pruyn, whose father was a real-estate developer in the Kenwood community from the 1880s through the turn of the century, was an architect who concentrated on residential design and practiced in Chicago from the 1890s through the early 1920s. The house is a massive three-story brick structure with a large two-story

bow, a false mansard front roof with a single hip-roofed dormer of generous proportions, and classically inspired details.

The pair of freestanding houses at 4514 and 4516 South Greenwood Avenue were built as speculative single-family housing by local developer and contractor A. R. Clark. Constructed in 1898, they were designed by the architectural firm of Thomas R. Bishop and Albert E. Colcord, who conducted business in partnership from about 1891 through 1899. Colcord later went on to serve as City Architect of Chicago for the years 1901-02 before establishing an independent practice. Bishop, under the name Bishop & Company, pursued a career in residential design and was responsible for many of the apartments, from three-flats to courtyard buildings built in the Hyde Park and Woodlawn communities during the 1910s and 1920s.

The houses at 4514 and 4516 South Greenwood have rusticated graystone facades with ashlar trim, executed in a style that is consistent with the late Richardsonian Romanesque. Panels of relief sculpture depict foliate designs in symmetrical arrangements. Classical details appear in the pressed metal of the cornices and in some of the stone details, including brackets and column capitals. This combination of elements, however, could be considered unusual due to their appearance on a building constructed so late in the 1890s.

Charles C. Landt, a local real-estate developer, provided the impetus for the pair of rowhouses at 4527 and 4529 South Greenwood Avenue. Constructed during the fall of 1895 through the spring of the next year, and including a residence that would house the Landt's family, they were designed by the prominent society architect Charles M. Palmer (1848-1927). Educated in the public schools of his native Saginaw, Michigan, Palmer received his architectural training during the 1860s in the office of John Mills Van Osdel, the first professional architect in Chicago. After the Great Fire of 1871, Palmer left Van Osdel's office and eventually established his own practice. He went on to become the designer for many commercial and residential projects funded by Potter Palmer, the most visible entrepreneur and socialite in Chicago during the last two decades of the nineteenth century. Included among these projects was the Palmer House Hotel of 1873. The architect and Potter Palmer were not related; however, the architect's most important commissions were the result of the latter's patronage which established the architect's reputation among the social elite of the city.

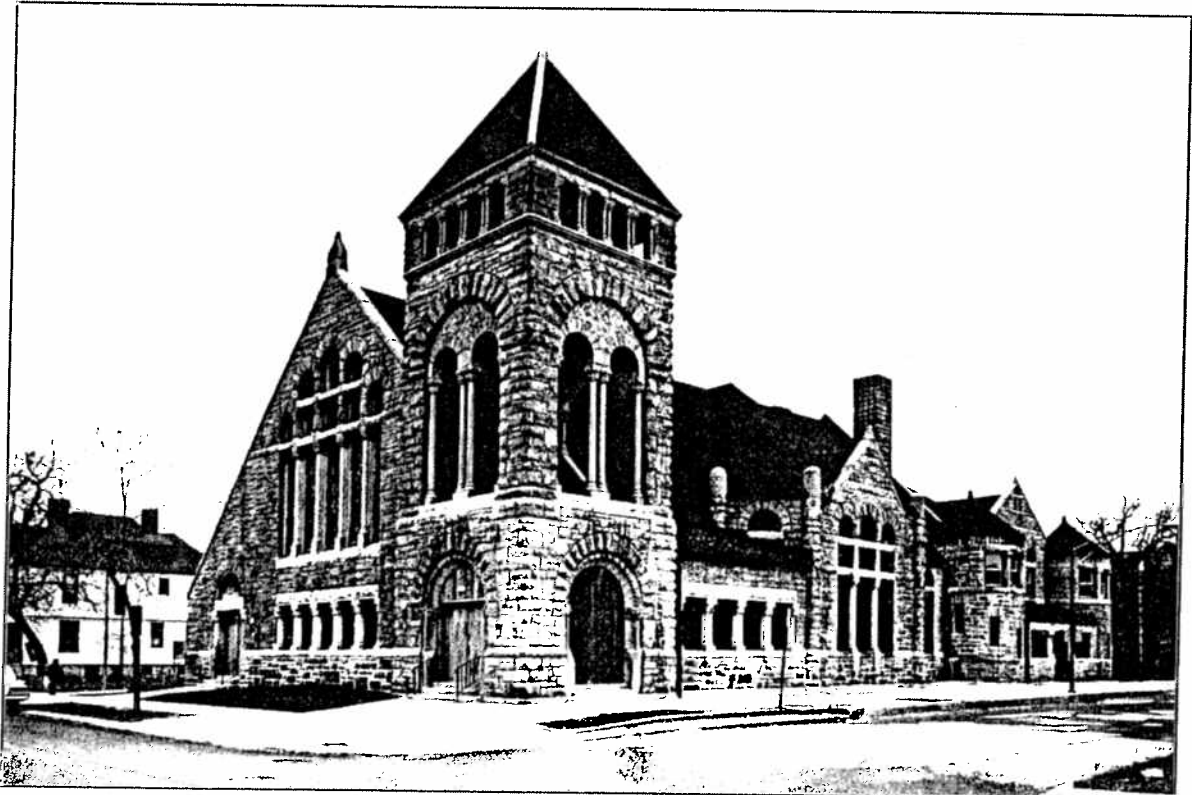
Landt's houses are three-story graystone residences whose elevations display the more restrained forms of architectural decoration generally preferred in residential designs built after the Columbian Exposition of 1893. Classical details, simplified relief sculpture, and a restrained use of the rough and irregular texture of rusticated stone give these buildings a decidedly different appearance than their neighbors. The house at 4527 South Greenwood Avenue was from 1895 through 1904 the home of Oliver K. Johnson, a building manager. Landt lived at 4529 South Greenwood Avenue for only two years, moving in 1897 to another of his developments at Woodlawn Park, 34th Street and Cottage Grove.

Four of what originally was a row of seven attached houses extend from 4531 through 4543 South Greenwood Avenue. Built around 1890, the four surviving units are three-story, rusticated graystone, single-family residences. Their rough textured stone, picturesque rooflines with false mansard fronts and dormers topped with finials, their two-story bays, and the interplay of round-arched and linteled window openings are elaborated upon in various combinations across the four elevations. The house at 4531 South Greenwood Avenue, a brownstone residence, was apparently damaged in a fire at some point, as the facade is charred in places and has spalled from the reaction of cold water on hot stone. The pair of surviving houses at 4537 and 4539 South Greenwood are graystone residences, as is that at 4543. The buildings that formerly stood at 4535 and 4541 South Greenwood Avenue were demolished sometime before 1986, and that at 4533 was demolished in 1987 or 1988.

4531 South Greenwood Avenue was the home of Magnus Swenson, a businessman who served as secretary of the Walburn-Swenson Company during the years he lived here. Swenson later went on to become the president of the American Foundry and Machine Company. Among his neighbors were, at 4533 South Greenwood Avenue, Henry F. Vories, secretary of the American Biscuit and Manufacturing Company; at 4537 South Greenwood, Frederick C. Tyler, president of the Western Paper Stock Company; and at 4543 South Greenwood, Charles Lewis Dering (1861-1930), manager of the Chicago office for S.C. Schenk, coal agents and suppliers to railroads.

The original occupants of the double house at 4547 and 4549 South Greenwood Avenue were respectively the families of C.H.M. Tobey and Sylvester Sibley. Built in about 1887, these Queen Anne houses were built of brick on their first floors and of frame above, with decorative shingles, stained-glass windows, and turrets at their corners above their porches. A series of families resided in these houses during the 1890s, the most prominent of whom was Charles W. Hinkley (1857-1913). Beginning in the wholesale shoe business as a salesman, Hinkley bought into a partnership in a shoe-making business in the 1880s which led to a share in a leather business at the Union Stock yards. Broadening his interests to include banking and lumber, by the turn of the century Hinkley was director and managing partner of the Soper Lumber Company and a member of the board of the Fort Dearborn National Bank. It was during the later period in his business life, from 1897 through 1909, that Hinkley and his family made their home at 4549 South Greenwood Avenue.

Figure 9: Kenwood United Church of Christ, at the corner of South Greenwood Avenue and East 46th Street, built in 1887 from a design by William W. Boyington and Henry B. Wheelock, associated architects. The building on the right was built as a school and meeting hall. (Photograph by Raymond T. Tatum)



The Kenwood United Church of Christ, at the southwest corner of South Greenwood Avenue and East 46th Street, was originally built as the Kenwood Evangelical Church in 1887 and designed by the architects William W. Boyington and Harry B. Wheelock (*Figure 9*). The Kenwood United Church is the only known collaboration between Boyington and Wheelock. The building was designed in the Richardsonian Romanesque style and has a rusticated Maryland granite facing with Bedford limestone trim. The monumental tower at the corner of the building, the massive size of its auditorium, and the Romanesque Revival style forcefully conveyed in the rusticated granite walls and limestone details expressed the importance of the institution and its members, many of whom were prominent locally and in the city at large. A school attached to the church, with frontage on East 46th Street, was built at the same time.

Two additions were made to the church complex. The first was the construction of a balcony in the sanctuary, done in 1891 and designed by the firm of Patton and Fisher. The second was the addition of an auditorium/gymnasium for the school, built in 1924 and designed by the firm of Chatten and Hammond to harmonize with the church itself. The Kenwood United Church was listed on the National Register of Historic Places in 1991.

William W. Boyington (1839-1898) was the second professional architect to practice in the City of Chicago and one of its most prominent. The designer of many public buildings in Chicago before and after the Great Fire of 1871, he was particularly well known for his ecclesiastical and hotel projects. His churches, often done for prominent and affluent congregations, could be found in many cities of the Midwest. Boyington's surviving buildings in Chicago include the entrance at Rosehill Cemetery, built in 1864 and designated a Chicago Landmark in 1980; the Chicago Water Tower and Pumping Station on Michigan Avenue, built in 1869 and designated a Chicago Landmark in 1971; and the Soldiers' Home (now the St. Joseph Carondelet Child Center) at 739 East 35th Street, built in sections beginning in 1864, which is included in the proposed Oakland Multiple Resource District.

Harry Bergen Wheelock (1861-1934) was born in Galesburg, Illinois. His parents died when he was young, and he was adopted by the Chicago architect Otis L. Wheelock (1816-1886) under whom he studied architecture and whose practice he inherited. He was noted for his many buildings for religious institutions and as an influential voice supporting efforts to require state licensing for architects; he served for many years on the first Illinois Board of Architectural Examiners.

Across the street from the Kenwood United Church, at the southeast corner of Greenwood Avenue and East 46th Street, stands the William Shakespeare Public School. Built in 1892 from a design by architects John J. Flanders and William Carbys Zimmerman, the original portion of the building is 112 by 125 feet in plan and three-and-a-half stories tall. The first floor is faced with rusticated Joliet limestone and the upper floors are faced with brick and have limestone and terra-cotta trim. The building is topped with a hip roof with dormers and a conical sexpartite spire over the corner turret. The original copper eaves and gutters survive and provide a complimentary accent to the whole. The roof is presently covered with asphalt shingles although its original material was slate. One of a large number of new schools built during the 1890s by these architects, Shakespeare School was intended from the beginning to be a "modern" facility, with steam heat, plumbing, and electricity, all of which set it apart in significant ways from comparable buildings of only twenty years earlier.

John J. Flanders (1847-1914) was a native of Glencoe, Illinois, who came to Chicago at an early age to work as an architectural draughtsman, spending a number of years in the office of Edward Burling and Dankmar Adler. After a short period of partnership with Charles Furst, he established a private practice for a few years before forming a partnership with Zimmerman in the late 1880s. William Carbys Zimmerman (1856-1932) was born and raised in Thiensville, Wisconsin, and attended the Massachusetts Institute of Technology where he completed a two-year architecture program in 1880. Appointed the first architects of the newly reorganized Chicago

Board of Education in 1890, Flanders & Zimmerman served in that capacity until 1898, the year that their partnership ended. Zimmerman went on to design a number of prominent public buildings, including the Seventh Regiment Armory in Chicago, the Physics Building at the University of Illinois at Champaign, and the Illinois Supreme Court Building at Springfield.

Arthur Wellesley Glessner (1861-c.1944) was co-founder and later sole owner of the Excelsior Steel Furnace Company, and vice-president of the Cold Spring Gold Mining Company of Gold Hill, Colorado. Glessner had the house at 4630 South Greenwood Avenue built for his family in about 1887, and it served as his home until his death, sometime between September 1942 and November 1945, and continued to serve as his widow's residence until 1951. A frame Queen Anne style residence, the Arthur W. Glessner House is a two-and-a-half-story structure on a brick foundation that retains an exceptional degree of its original detailing, including the porch. Its diminutive scale, restrained decorative treatment, and site, on a large lot widely separated from its neighbors, gives it the appearance originally intended by the founder of the community: that of a building more likely to be found in a small town, rather than in a suburb or in an urban neighborhood.

Berkeley Avenue

The street next west of and parallel to Greenwood Avenue is Berkeley Avenue. This street was reputedly named after a prominent thoroughfare in Boston, in gratitude for that city's donation to the rebuilding effort after Chicago's Great Fire of 1871.

The three-flat at 4310 South Berkeley Avenue is among the earliest-multiple family residences surviving in North Kenwood. Built around 1890 to 1895, it is a Queen Anne style brick structure with pressed brick, terra cotta, brownstone, and pressed metal trim, nearly all of which is intact.

The brick and stone Romanesque Revival double house at 4311 and 4313 South Berkeley Avenue was built in about 1887, and originally was only a two-story structure. The third story was added in 1896 and may have corresponded with an interior renovation that divided each unit into apartments. The first floor is faced with rusticated graystone up to the spring points of the window arches and has a monumental stone arch at its center which embraces the respective portals. Each unit has a large pressed-metal bay on the second floor, with complimentary bays and dormers in pressed metal on the front of the false mansard front of the third floor. The unit at 4313 was, in the years immediately following its construction, the home of Woodford Burtch, a salesman. In the later 1890s it was home to George E. Farwell, a commercial travel agent.

One of the most unusual variations on a common building type is manifest in the single-family residence at 4335 South Berkeley Avenue (*Figure 10*). The first floor of this two-story brick structure built around 1890 is just above ground level, rather than standing four to six feet higher on a basement or foundation. This apparently allowed the designer greater structural stability for the unique portal arrangement, in which the entrance is approached through an arch that pierces the wall supporting the brick bay on the second floor. The piers and voussoirs of the arch are brick; however, the blocks at the spring points of the arch are stone. In most cases, buildings of this type have an entrance that flanks the bay, rather than going through it, with a small porch formed by the landing at the top of the stairs. Here the wall is handled in a more plastic or sculptural manner, and the porch extends along the facade next to the portal, under a roof that is integrated with a small pressed-metal bay and the pressed metal cornice.



Figure 10: Residence, 4335 South Berkeley Avenue, built circa 1890. This design is particularly peculiar, having no basement, a ground-level porch, and a portal that is entered through the base of a second-story masonry bay. (Photograph by Timothy N. Wittman)

The single-family residence at 4358 South Berkeley Avenue is among the oldest surviving structures in the community, built circa 1880. A two-and-a-half-story residence, it is a stone structure with a shingled frame attic story, and one that retains its original two-story frame bay on its south side, its porch roof, and the windows known as "Victorian lights" in the attic sash. The first two stories of the building are faced with Joliet limestone laid in random courses, with ashlar used only at the window sills and for the course that separates the foundation from the wall above. The extensive use of this material, and the random nature of its arrangement, are design elements usually found on buildings of a vintage that predates most of those surviving in North Kenwood and is uncommon in this community. From about 1887 through 1907, this building was the home of Marion F. Mogg who worked variously as a railroad conductor, railroad station manager, and commercial travel agent while resident here.

All of the structures on the 4400-block of South Berkeley Avenue are within a concentrated group of historic resources and are discussed separately in that context, as part of the core of the district (see map, *Figure 1*).

Ellis Avenue

Ellis Avenue was named after Samuel Ellis, the proprietor of the Ellis Tavern, one of the first and most famous inns on the South Side, founded in the 1840s. He was the first owner and developer of a tract of land that at one time extended from 31st to 37th Streets. Parallel with and one block west of Berkeley Avenue, Ellis Avenue is a through street in North Kenwood, running from 43rd to 47th streets.

The three rowhouses at 4313, 4315, and 4317 South Ellis Avenue were completed just before the Town of Hyde Park, including North Kenwood, was annexed to Chicago in July, 1889. They were initially the respective residences of Frank J. Barnes (1845-c.1915), manager of a wholesale chair manufacturing company; John F. Wallace (1875-c.1944), a real estate developer who went on to serve as president of the Chicago Real Estate Board in 1910; and Frank H. Barry, a local contractor. Barnes was succeeded in the house at 4313 South Ellis by Nelson Monroe (1845-c.1907), a lawyer, who lived at that address from 1896 through at least 1905. The buildings are two-story graystone residences with ornate parapets and alternating designs. The elevations of 4313 and 4317 are identical, with pressed-metal bays on their second floors, while the house between them does not have a bay but has a large arched window in its place.

Henry Lewis Green (1851-c.1944), the president of an iron and steel company that bore his name, was the original owner of the house at 4320 South Ellis Avenue. Green and his family were residents here from at least 1889 until 1903. The house is a frame two-and-a-half-story residence with an eyebrow dormer placed in the front gable of its hip roof (*Figure 11*). The square plan and unadorned design of this house stands in stark contrast to the ornate and visually complex Queen Anne houses that were popular in the neighborhood at that time.

The row of three houses at 4339, 4341, and 4343 South Ellis Avenue, built around 1889, are two-story graystone rowhouses. The designs of their facades, in details and in the alternating sequence of their elevations, are identical to those discussed above at 4313, 4315, and 4317 South Ellis. The owner of the rowhouse at 4343 South Ellis Avenue during the 1890s was Albert William Sproehnle (1861-1926), the proprietor of a jewelry and watch wholesale company.

All of the surviving buildings in the 4400-block of South Ellis Avenue, as well as the row immediately south at 4500 through 4506 South Ellis, are included within the core of the district and are discussed in the context of that concentration of historic resources (see map, *Figure 1*).

The pair of houses at 4521 and 4523 South Ellis Avenue are three-story, rusticated graystone, common-wall, single-family residences that apparently were built shortly after the land was subdivided in April, 1892. Both have carved relief details with designs derived from classical and Romanesque sources. Originally the first two of ten prominent rowhouses, they currently stand isolated by a number of vacant lots. 4521 South Ellis was the long time home of Isaac Block (1840-1912), vice-president of the Block-Pollak Iron Company of Cincinnati, Ohio, and a director of the Parkhurst & Wilkinson Company of Chicago, another manufacturer of iron forgings and fittings. Block lived at this Ellis Avenue address from 1894 until the time of his death in 1912.

4535 South Ellis Avenue and its neighbor at 4539, which are separated by the missing rowhouse between them, were two of the three houses at the southern end of the row that started at 4521 South Ellis Avenue. As three-story, graystone single-family residences with elevations similar to those described above, they help illustrate the original aspect of this frontage, as well as demonstrating the extent of the losses suffered here. From 1894 through 1909, the house at 4535 South Ellis Avenue was the home of Francis E.A. Wolcott, partner in the firm of Wolcott & McIlroy, manufacturers of galvanized iron cornices.



Figure 11: The Henry Lewis Green House, 4320 South Ellis Avenue, built circa 1887. (Photograph by Raymond T. Tatum)

The residence at 4530 South Ellis Avenue has a peculiar design in that it was built with the profile of a rowhouse but was always intended to be a freestanding building. Face brick was used here not only on the facade but also on the entire south side of the building and along about half of the north side. A large single-family residence, its design, typical for the period, includes elements of Romanesque, classical, and Queen Anne styles, respectively demonstrated by the rusticated foundation, egg and dart moldings, and variegated roofline.

Three of a row of four single-family residences survive at 4545, 4547, and 4549 South Ellis Avenue. Variety was introduced in this row through different colors of the stone, with the first two houses clad in graystone and the third in brownstone, and in treatment of the third floors of the bays, where they alternately have a balcony in front of a gabled dormer, a bay without a balcony and a conical roof, and a balcony in front of a dormer with a Flemish gable. The houses were respectively the homes of Frederick M. Smith at 4545 South Ellis; Jacob Beiersdorf at 4547 South Ellis; and E.G. Shumway at 4549 South Ellis.

The rowhouses at 4551 and 4553 South Ellis Avenue are two of a row of five single-family houses built in 1892. Two neighboring units at 4555 and 4557 South Ellis Avenue have been demolished; however, the southernmost house, 4559 South Ellis Avenue, which stands at the corner of Ellis Avenue and East 46th Street, survives. Graystone Romanesque Revival residences, each of the three survivors includes a third-floor balcony. Two of these, at the north and south ends of the row, appear in the form of roofed loggias which may have originally established a symmetrical pattern for the ensemble. The bay and loggia of the house at 4559 South Ellis Avenue turns the corner onto the side street, where the side elevation and the two-and-one-half-story coachhouse are faced entirely in dressed brick (*Figure 12*).

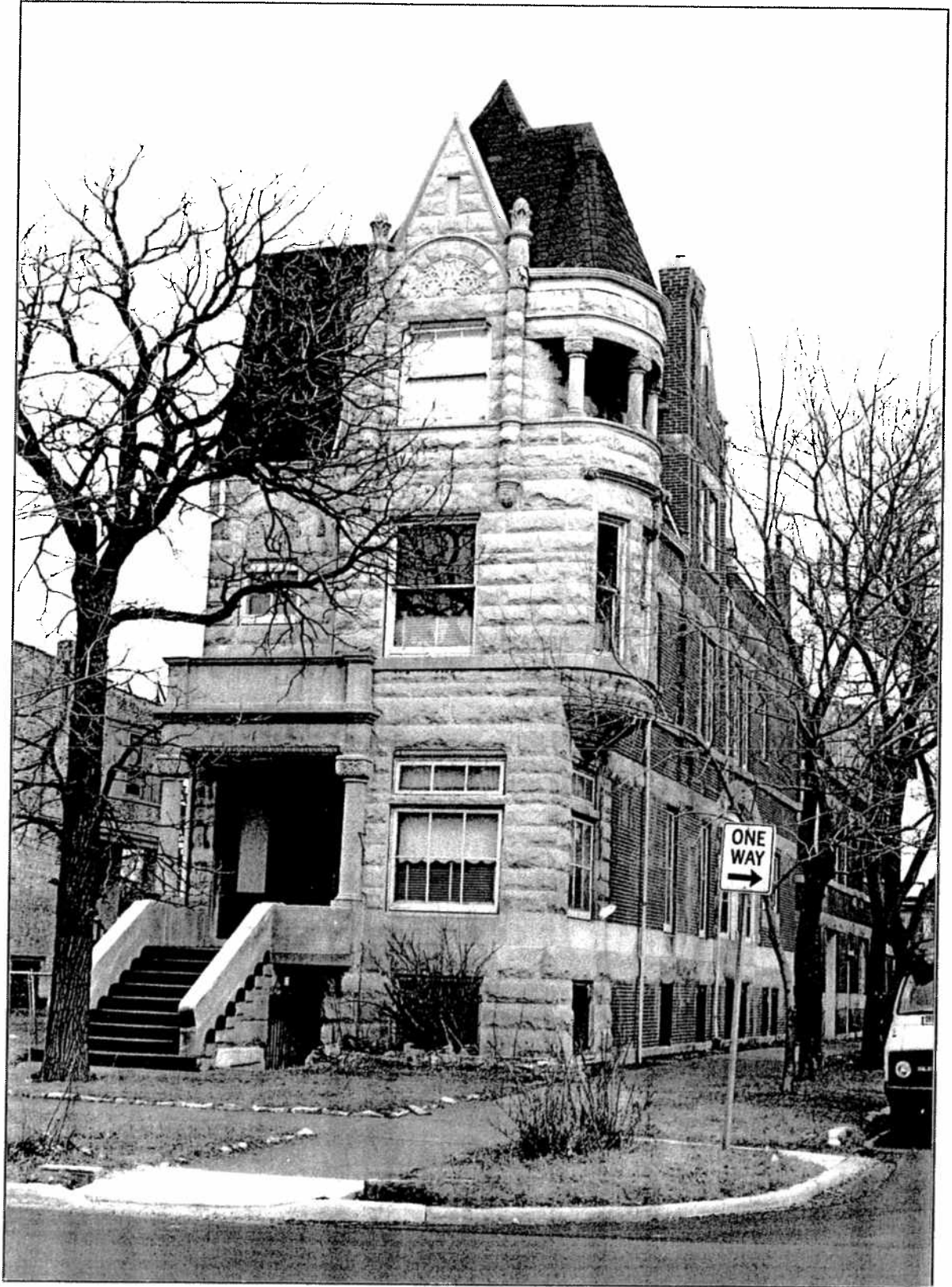


Figure 12: The Matthew Gotfried House, 4559 South Ellis Avenue, built in 1892. *(Photograph by Elaine Batson)*

The first occupant of the residence at 4551 South Ellis Avenue was Elbert Campbell Ferguson (1856-1917) who lived here from 1893 to 1904 and was a principal in the law firm of Ferguson & Goodnow. Gilbert Montague, the resident at 4553 South Ellis Avenue in the late 1890s, was a commission merchant at the Board of Trade and a partner in the firm of Montague, Barrett & Company. From its completion in 1893, the house at 4559 South Ellis Avenue was the residence of Matthew Gottfried (c.1860-1902), partner in the Gottfried Brewery Company. Matthew's widow, Mary, continued to live at this address through 1912.

The row of three single-family residences standing across the street and numbered 4554, 4556, and 4558 South Ellis Avenue, are the survivors of what originally was a row of five units. These five lots were subdivided and developed in 1892 by M. Lewis Swift (1847-c.1915) who was active in residential real estate along the South Side lakefront. M. Lewis Swift was no relation to the Gustavus F. Swift family, who owned the Swift meat packing company and were in part responsible for the development of the 4400-block of South Berkeley Avenue, which is part of the core of the North Kenwood district.

Massive ashlar graystone porches frame the entrances to each of the three extant units of this row. The texture of the porches makes them stand in sharp contrast to the walls of the houses which are faced with rusticated graystone and include carved Romanesque-inspired reliefs. Variety was introduced through the arrangement of windows, number and shape of the arches and lintels of the porches, and the dormer treatments which include a massive corner tower on the house at 4558 South Ellis, turning the corner onto East 46th Street.

Samuel L. McClean, Jr. (1870-c.1935), an early resident of the house at 4554 South Ellis Avenue, was born in Belfast, Northern Ireland, emigrated to the United States as an infant, and grew up in Indianapolis. He started his working life as an office boy for a meat-packing house at ten years of age. Working his way up through the ranks of laborers, foremen, and junior executives, he had become the vice-president of a packing company by the time he moved into this house in 1897. During his tenure here, which lasted through 1902, McClean became the president of the National Packing Company of Chicago and a director of many other firms. He was also a director of the Stockyards National Savings Bank of Chicago and the Chicago Board of Trade.

Among the early residents of the houses at 4556 and 4558 South Ellis Avenue were, respectively, the families of businessman David Lepman and Chester D. Crandall, a factory manager. Lepman (c.1855-c.1920) was president of the U.S. Feather Company which harvested feathers for purposes as diverse as pillow and mattress stuffing and plumes for fashionable ladies' hats.

Saint James United Methodist Church, 4601 through 4615 South Ellis Avenue, was built between 1925 and 1927 from a design by the architectural firm of Tallmadge and Watson (*Figure 13*). Largely basilican in plan, the church has an asymmetrical facade dominated by a tall corner tower that has a pronounced sculptural aspect, with massive buttresses at its corners and open pointed arches in its upper register. The center of the facade is dominated by a large pointed-arch window above three relatively unadorned portals, rather than the rose window typical of medieval buildings. The window is divided into five lancets by four buttress-like elements, each of which has carved into its top a figure standing within an abstracted Gothic hood (*Figure 14*). The design of the church was inspired by the Gothic; however, the relief sculpture, which includes decorative panels, angels, and saints, was executed in an angular style that is related to early Art Deco designs.

The single-family residence at 4619 South Ellis Avenue is the sole survivor of a row of at least three attached houses built circa 1890. From 1895 through 1899, this graystone Romanesque Revival dwelling was the home of William Taylor Fenton (1848-1922). A banker, Fenton worked in Wisconsin, Indiana, Iowa, and Illinois before settling in Chicago where he was an organizer and vice-president of the National Bank of the Republic, founded in 1891. He served a one-year term as president of the Illinois Bankers' Association during the 1890s and was active in a number of

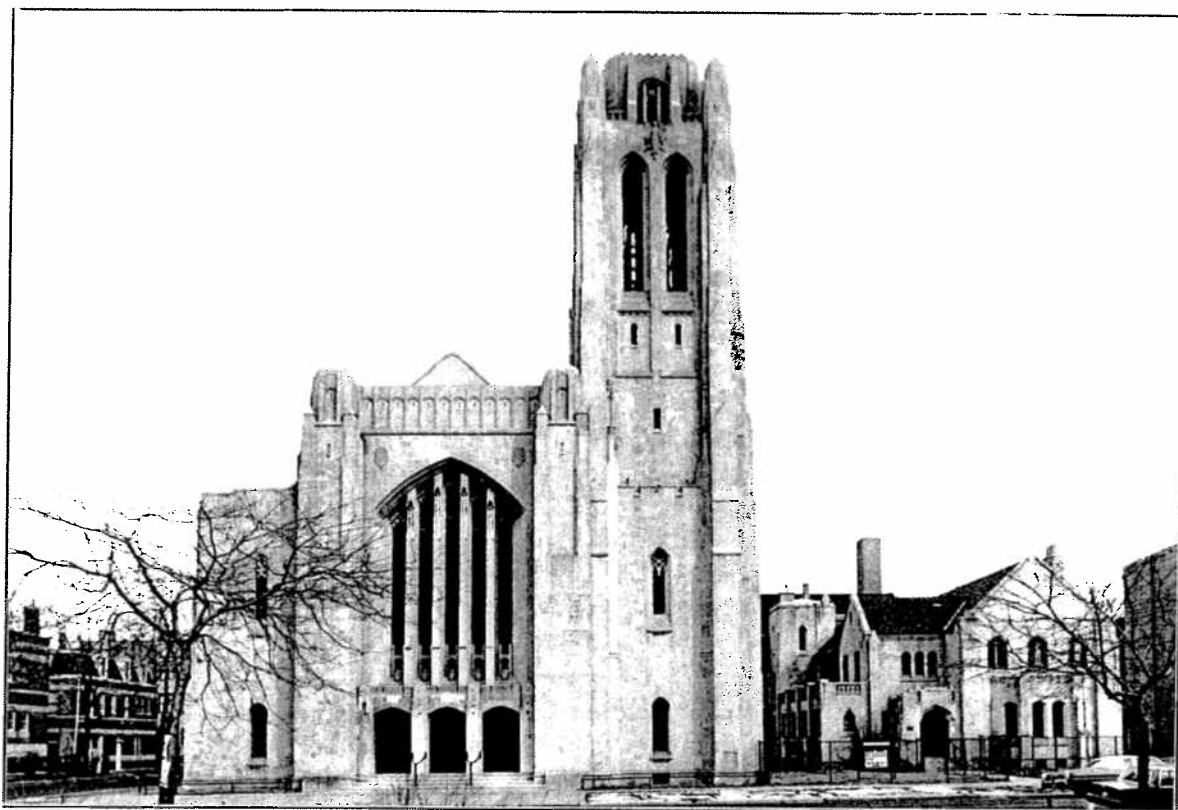


Figure 13 (above): St. James United Methodist Church, 4601 through 4615 South Ellis Avenue, constructed from 1925 to 1927 from a design by Thomas E. Tallmadge and Vernon Spencer Watson. **Figure 14 (below):** Detail of four angels, possibly representing the archangels Ariel, Gabriel, Michael, and Uriel, on the piers of the facade window, St. James United Methodist Church. (Photographs by Raymond T. Tatum)



businessmen's groups. The house is a three-story structure that has a rusticated stone facade and a slate false mansard front roof with a large Flemish-gabled dormer. The facade has little relief sculpture; however, an arcade of corbel table arches supports the balustrade on the third floor, atop the bay, and round arches form the windows above the portal and on the third floor.

Drexel Boulevard

Drexel Boulevard was donated to the Village of Hyde Park sometime around 1870 by the sons of the Austrian-born financier Francis Martin Drexel (1792-1863). A prominent banker in his adopted home of Philadelphia, Pennsylvania, he was also the founder of the brokerage firm Drexel Company which, until its recent bankruptcy, had been continued as Drexel Burnham Lambert, Incorporated. During the 1860s, the Drexel family owned most of what is now the community of West Englewood, a parcel bounded by 63rd Street, 67th Street, Ashland Avenue, and the Pennsylvania Railroad tracks, just west of Leavitt Street, where they engaged in real estate speculation and development. The family donation, made in commemoration of its patriarch, included the land for the boulevard, the land for Drexel Square Park and in 1883, the fountain in Drexel Square Park, executed by the Berlin-trained sculptor Henry Manger. From the time it was landscaped in 1873-74 by the South Park Commissioners, Drexel Boulevard was one of the pre-eminent addresses in the old suburb of Hyde Park and continued to hold that position after its annexation to Chicago.

The imposing graystone single-family residence at 4508 South Drexel Boulevard served for its first three years as the home of Sigmond Guthmann, vice-president of Guthmann, Carpenter & Telling, a wholesale shoe and boot company. The second owner of the house, Solomon T. Fish, had a long tenure at the location, living there from 1894 to at least 1923. Fish was the president of S. T. Fish & Company, commission merchants.

Built in about 1890, the Sigmond Guthmann/Solomon Fish Residence at 4508 South Drexel Boulevard is a three-story building with a Richardsonian Romanesque inspired design. The relief sculpture on this structure, particularly at the portal, on the bay, and on the third-floor balcony, is evocative of the Victorian interpretation of Romanesque reliefs. A peculiar element of this design is the fortified effect gained by the combination of rusticated stone with a defensive structure above the portal. Known as machicolation, this series of arches above the second-floor windows, which serve to support the third-floor balcony, projects outward from the plane of the facade a considerable distance. The intent of such a structure on medieval buildings was to provide a protected overhang for defending the portal. Small openings covered with trap doors passed through the floor of the upper structure and the tops of the supporting arches, allowing the defenders of fortified buildings such as castles to drop rocks or boiling oil on unwanted or aggressive guests who appeared at the door. There are no openings through the arches high above the portal at 4508 South Drexel Boulevard for such defensive tactics; however, the reinterpretation of this medieval design as a decorative element is a curious and unusual aspect for the elevation of a private residence.

The November 24, 1894, edition of the *Economist* included the following announcement of work that was about to begin:

Architect H. R. Wilson has designed three houses to be built on Drexel boulevard by Max Morganthau, Max Frank and H. Stern. They will occupy 100 x 250 feet of ground on the west side of the boulevard, 100 feet south of Forty-fifth Street....They will cost \$25,000 each.

Two of these houses, the Herman Stern House at 4512 South Drexel Boulevard and the Maximilian Morganthau/Adolf Kraus House at 4518 South Drexel Boulevard, are still standing. The third, built for Max Frank, formerly stood between the others at 4516 South Drexel and was demolished sometime between 1967 and 1975.

The architect of these three buildings, Horatio R. Wilson (1857-1917), was trained in the office of Chicago architect Charles J. Hull and later became a partner in the office of Oliver W. Marble; with Marble's retirement in 1893, Wilson took over the practice. The residences on Drexel Boulevard are among the last designed by his firm before Benjamin H. Marshall (1874-1945) was made junior partner early in 1895. In addition to these three buildings, they went on to design many prominent South Side residences, including buildings for E. E. Wilcox at 3960 South Ellis Avenue and the W. H. Pruyn House at 4630 South Drexel Boulevard, which is within the North Kenwood district.

Herman Stern (1848-c1915) was born of Jewish parents in Frankfort-am-Main, Germany, and emigrated to the United States with them as a child, settling in Chicago. In partnership with Henry Falker under the name of Falker & Stern, his company was a maker and importer of glassware from the late 1870s through about 1910. Stern occupied the home at 4512 South Drexel Boulevard for only seven years, from late in 1895 to 1902, when he moved to South Kenwood. The house is a monumental rusticated brownstone residence of three full floors, with a massive front porch, a false mansard front roof, and two conical bell-cast roofs over its bays (*Figure 15*). A pointed arch appears on the fascia above the porch and is filled with a foliate panel that embraces a stylized coat of arms. The pointed arch motif is repeated in the transoms over the windows of the turret at the north end of the facade on the third floor.

Maximilian M. Morganthau was the president and general manager of Morganthau, Bauland & Company, a retail store at the corner of State and Monroe streets in the Loop. Morganthau apparently sold his business and moved from Chicago late in 1897, having lived in the house at 4518 South Drexel Boulevard for only about two years. The house was then purchased by Adolf Kraus (1850-1928), a lawyer and principal of the law firm of Moran, Kraus & Mayer, later Kraus, Alschuler & Holden. Born in Bohemia of German-speaking Jewish parents, Kraus came to the United States in 1865, settling in Chicago in 1871. Admitted to the bar in 1877, Kraus served on the Chicago School Board from 1881 to 1887 and was its president from 1884 to 1886. He also was for a short time a co-owner and editor of the *Chicago Times* newspaper, and was on the board of directors of German Hospital and of the Illinois Legislative League. An active member of Jewish organizations, he served on the Executive Board of the Union of American Hebrew Congregations for over twenty years, was the international president of B'nai B'rith from 1905 through 1920, and was elected chairman of the American Jewish Congress in 1917. Kraus occupied the house at 4518 South Drexel Boulevard from early 1898 through at least the middle of 1917.

The Morganthau/Kraus House is a three-story residence with an ashlar graystone facing that is articulated with Gothic-inspired details (*Figure 16*). The elevation is dominated by a three story corner tower with a bell-cast conical roof, a porch that extends across two-thirds of the first floor, and a sumptuously decorated dormer that is considerably taller than the roofline of the false mansard front. The influence of the Gothic style is evident in the trio of pointed arches at the third-floor dormer, in the pointed arch tracery on the balustrade of the balcony, in the cluster piers supporting the roof of the porch, and in the gargoyles on the corner tower.

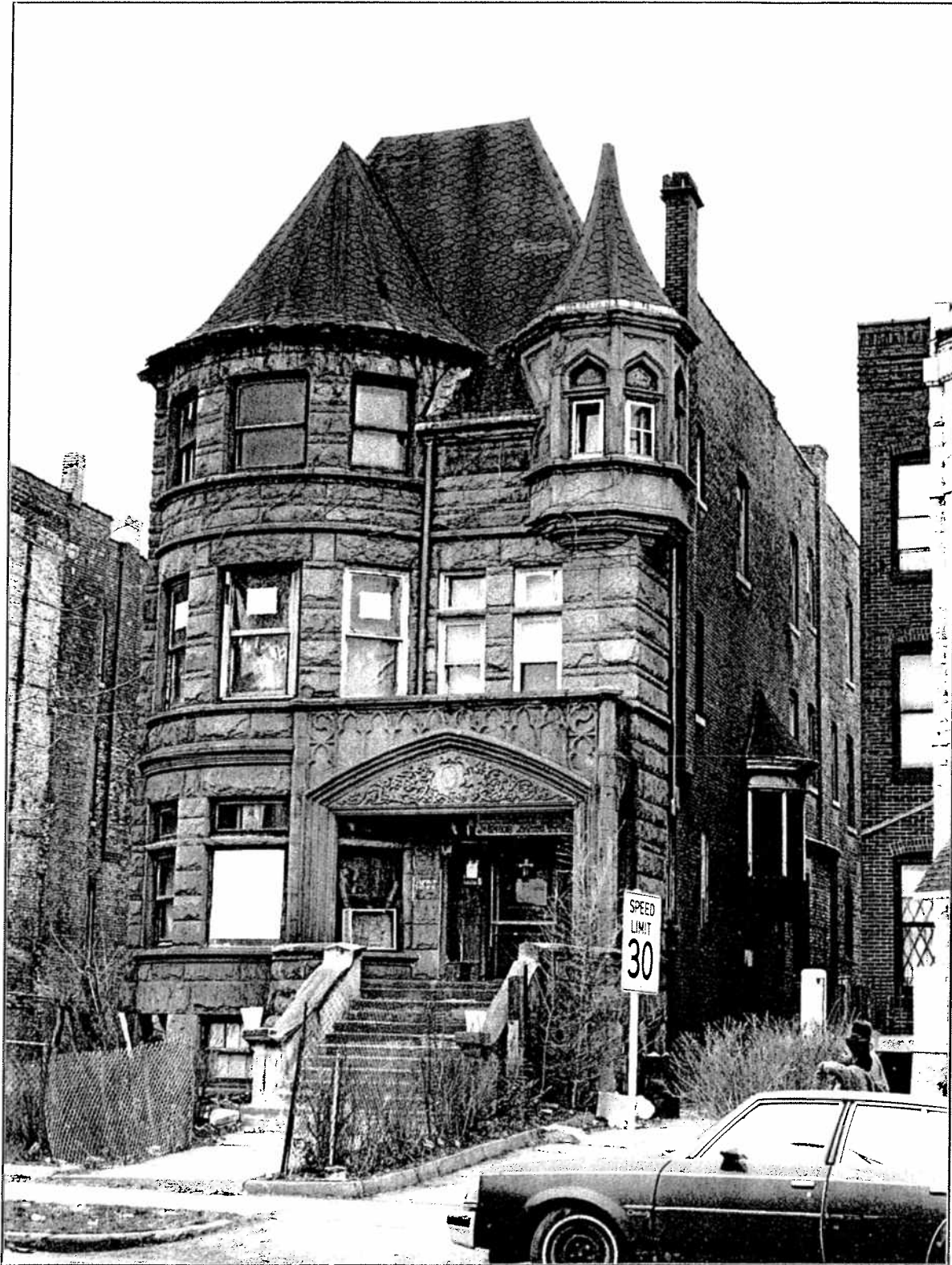


Figure 15: The Herman Stern House, 4512 South Drexel Boulevard, built in 1894-95 from a design by architect Horatio R. Wilson. *(Photograph by Elaine Batson)*

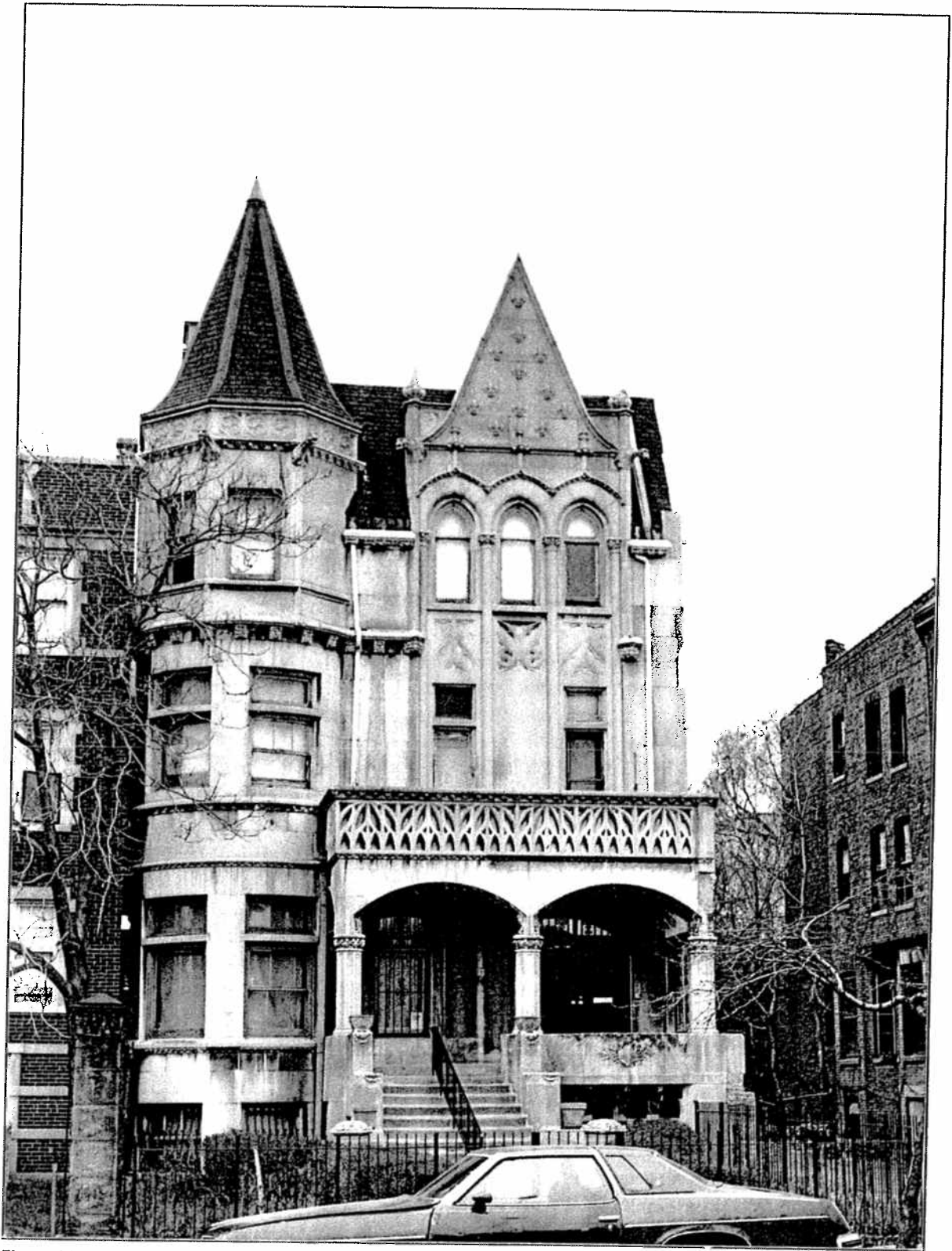


Figure 16: The Maximillian Morganthau/Adolf Krause House, 4518 South Drexel Boulevard. This house, along with the Stern House at 4512 and another between them that has since been demolished, was designed by architect Horatio R. Wilson and built during the years 1894 and 1895. *(Photograph by Elaine Batson)*

The William E. Hale House, 4545 South Drexel Boulevard, was built in 1886 from a design by the firm of Daniel H. Burnham and John W. Root. Its robust exterior composition in rusticated stone creates a picturesque roofline on the boulevard. Built at the same time as the firm's Rookery Building on LaSalle Street, the house demonstrates the fine craftsmanship and creative detailing that is the hallmark of the firm's work in that era. Hale owned the Hale Elevator Company and was associated with several significant local building projects. He served as a member of the Chicago Auditorium Association, which built the Auditorium Building, and he commissioned Burnham and Root to design the Reliance Building in 1890. That same year, the firm designed a small astronomical observatory behind this house for Hale's son, George, who later founded the Hale Observatory in California. This structure was demolished in the 1920s when a school purchased the property and built a large addition to the house.

The three-story brick three-flat at 4610 South Drexel Boulevard was built by E.B. Woolf in 1909 from a design by the architect Albert Hecht. Built at a cost of \$40,000, it is representative of the early period of apartment construction in the North Kenwood community when large, exquisitely appointed rental residences were built as complementary elements to the single-family mansions constructed during the two previous decades. Built in brick with stone trim, the elevation is dominated by a three-story porch whose piers are topped by cast-concrete planters, the profiles of which are related to contemporary ceramic designs. The majority of the decorative details on the structure were, however, inspired by classical designs, including the window moldings, scroll bracket keystones, and the cornice.

W. H. Pruyn, Sr., a local real-estate developer, built the house at 4630 South Drexel Boulevard as a speculative venture. It was designed in 1893 and completed the following year by Horatio R. Wilson, architect of the Herman Stern and Morganthau/Kraus houses discussed above. The immediate and profound impact of the classical designs of the buildings at the World's Columbian Exposition is evident in this building, with its borrowings from Renaissance and baroque variations on classical motifs (*Figure 17*). A three-story structure faced with ashlar masonry, it features a two-story bow, a porch supported by paired Ionic columns, a segmental arch over French doors at the center of the third floor, and a roofline that is obscured by a heavy classical cornice and balustrade. The battered foundation wall has a most unusual curved profile, probably derived from that of a scroll or a molding. The first floor is faced with ashlar masonry in imitation of rustication, with voussiors indicated over the square-headed windows and around the arch of the portal. Blind balustrades appear in the spandrels of the second-floor windows, repeating the same design of the parapet wall above. The most striking feature of the facade is the third-floor portal, with its French doors opening onto the roof of the bow, crowned with a bracketed segmental arch cornice and a stylized coat of arms. The high degree of integrity preserved in this building is demonstrated in its retention of the original wrought-iron grilles over the basement windows and in the second-floor porch railings and also parts of the original iron fence and gate surrounding the property.

Although Pruyn was the developer of 4630 South Drexel Boulevard, he never occupied it. The large size and opulent nature of the house, and the fact that it was built during a year of economic recession, probably account for the fact that there are no records to indicate that it was occupied during 1894. Beginning in 1895, it was the residence of Edward Iverson (1835-1925) who lived here through at least 1917. Iverson was a native of Rochester, New York, who had settled in Chicago around 1860. Engaged in the building trades from his youth, he founded his own contracting firm, specializing in commercial construction, and later took his three sons on as partners. Edward retired in 1905, but his firm continued under the name of E. Iverson & Sons through 1926 when it was renamed the Iverson Sons Company. The firm remained in business until it was dissolved on the retirement of Edward's sons in April, 1939.

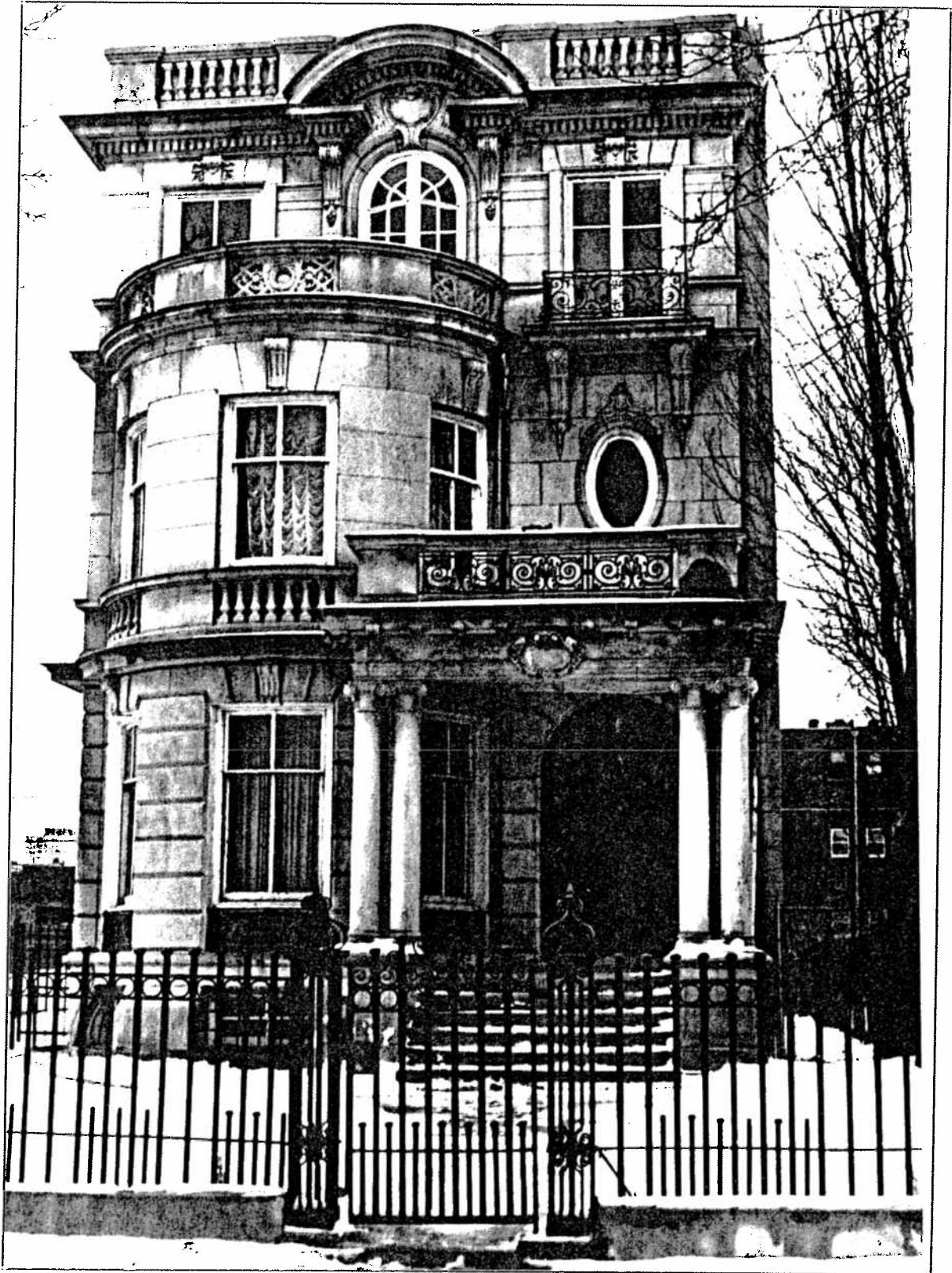


Figure 17: The Edward Iverson House, 4630 South Drexel Boulevard. Built in 1893, this was another of the many structures on this boulevard designed by Horatio R. Wilson. (*Photograph by Timothy N. Wittman*)

THE CORE OF THE DISTRICT

Historic districts are usually ensembles of buildings that have relationships with one another not only through their history and architecture but also in their cohesiveness as an identifiable and definable group. The buildings examined above have lost their historic context within the community, yet in spite of their scattered geographic locations, they share in the heritage of historic North Kenwood. In contrast, the following buildings retain their original context by virtue of the high percentage of survivors, forming a cohesive enclave at the center of the community. The core of the North Kenwood District includes the 4400-block of South Berkeley Avenue, the east frontage of the 4400-block of South Ellis Avenue, a row of four houses on the west frontage of the 4500-block of Ellis, and 1029 East 45th Street, at the south end of Berkeley Avenue (see map, *Figure 1*).

The concentration of buildings that forms the core of the historic North Kenwood community is characterized by single-family rowhouse residences built during the first decade after the area was annexed to the city, from 1889 to 1899. The influence of annexation, of the rapid expansion in the population of Chicago as a whole, and of the developments associated with the World's Columbian Exposition caused the rapid development of this previously open or sparsely developed area. Unlike the earlier housing stock, these homes were higher in density, as represented by the great number of common-wall rowhouses, yet the neighborhood was still characterized almost exclusively by single-family residences. Many prominent Chicagoans engaged in speculation in North Kenwood in anticipation of the expansion and increased access to the area that annexation would provide.

The first nine lots on the west side of Berkeley Avenue, which includes the rowhouses numbered 4400 through 4416 South Berkeley Avenue, were subdivided and developed in 1890-91 by Leander Hamilton McCormick (1859-1934), the son of Leander James McCormick, partner and brother of Cyrus Hall McCormick, the founder of the McCormick Reaper Company. This company, known later as International Harvester, continues in business and was recently renamed the Navistar Corporation. Leander Hamilton McCormick led an eclectic existence as a lawyer, inventor, sculptor, traveler, author, art collector, and businessman. Although he built a mansion on Chicago's North Side, he resided for many years in his wife's native city of London, England. His inclination toward the mechanical was demonstrated in over 100 patents ranging from designs for motorcycles and aircraft to "aerial torpedos", a primitive form of the air-to-air missile.

The rowhouses at 4400 through 4416 South Berkeley, a total of nine single family units, were completed during the summer of 1891. Three of these, at 4400, 4402, and 4410 South Berkeley, are three-story residences while the other six houses are two stories in height. All are faced with rusticated stone; however, a great deal of variety was introduced through the use of different colors and textures, alternating gray Bedford limestone with sandstones in red and light brown, and through the patterns manifest in the course work and in the elements that form the openings for the windows and doors. Reliefs carved around the openings and in the gable-fronted parapets reflect the influence of the Romanesque Revival which occasionally included elements based on classical prototypes.

Among the residents of this row was, at 4402 South Berkeley Avenue, Charles Lyell Dougherty (1859-c.1940), owner of a grain merchandising firm and a long-time member of the Board of Trade. An active member of a number of athletic organizations and a life member of the Art Institute, Dougherty lived at this address from 1896 through 1905 when he moved to 4500 South Ellis Avenue, which is also in the core of the North Kenwood district.

The *Inland Architect* for May, 1890, included the following two building notices:

Architect Robert Rae: For James A. Parrish [sic], 17 two- and three-story dwellings on Berkeley Avenue between 44th and 45th streets. Stone fronts, mantels, bathrooms, stained glass, furnaces, etc. Finishing plans.

Architect Robert Rae: For G. S. Swift [sic], 8 two- and three-story dwellings to be erected on Berkeley between 44th and 45th streets. Furnaces, mantels, bathrooms, etc., to cost about \$50,000.

Public records confirm that all of the houses Rae designed for Parish and Swift on the 4400-block of Berkeley Avenue stood on the west side of the street. Of the twenty-five residences announced in the *Inland Architect* building notes, fifteen have been documented as surviving structures, seven are confirmed demolished, and questions regarding the remaining three addresses, including the possibility that they were never built, have yet to be determined through research. It is possible that the neighboring buildings to the north, the ones built by Leander H. McCormick, might also have been designed by Rae; however, documentary evidence has not yet been found to support this attribution.

The published notification is in error regarding Swift's middle initial. Property records confirm that the original owner was "Louis F. Swift et al", the principal being the eldest son of Gustavus Franklin Swift (1839-1903), the founder of Swift & Company. The largest meat packing firm in Chicago's Union Stock Yards and a major innovator, having been the first meat packing company to make use of the refrigerated rail car, Swift & Company was by this time an important regional and national purveyor of meat products.

The rowhouses designed by Rae for Parish extend from 4418 through 4428 on South Berkeley, and those he designed for the Swifts stand immediately to the south at 4432 to 4446 South Berkeley. Like the McCormick rowhouses to the north, these buildings are two- and three-story, single-family residences faced with rusticated stone, with variations in surface textures, colors, and designs. All have narrow frontages measuring between sixteen and nineteen feet, with restrained Romanesque Revival details carved in stone. The resulting streetscape is unusual in its uniformity of type, style, and scale, and exceptional in North Kenwood for its high percentage of intact historic fabric.

The residents of these rowhouses included, among others, Charles Pincus Monash (1863-c.1930). A partner in the Monash-Yunker Steam Specialty Company, Monash lived at the 4418 South Berkeley address from about 1895 to 1899, moving to 4436 South Berkeley from 1900 to about 1907, when he left Chicago for New York City. Monash's neighbor at 4438 South Berkeley Avenue was Dr. Isaac Austin Freeman (1840-c.1908), a dentist and professor of dentistry at the Northwestern University Dental School, who resided at that address from 1896 to 1902. Jacob Friedman, an accountant who founded a neckware manufacturing company at the turn of the century, resided at 4438 South Berkeley Avenue from 1894 through at least 1916.

Like the buildings designed by Robert Rae and built for Swift and Parish, the row of houses across the street at 4401 through 4409 South Berkeley Avenue are Romanesque Revival graystone single-family residences (*Figure 18*). Variations on the same designs are also manifest in the neighboring rows which extend from 4411 through 4417, and 4421 through 4445 South Berkeley Avenue (*Figure 19*). Although neither the architects nor the developers of these rows have been documented, the scale, character, and design elements skillfully employed on Rae's buildings was continued here, contributing to a cohesive historic streetscape that is unparalleled in North Kenwood.

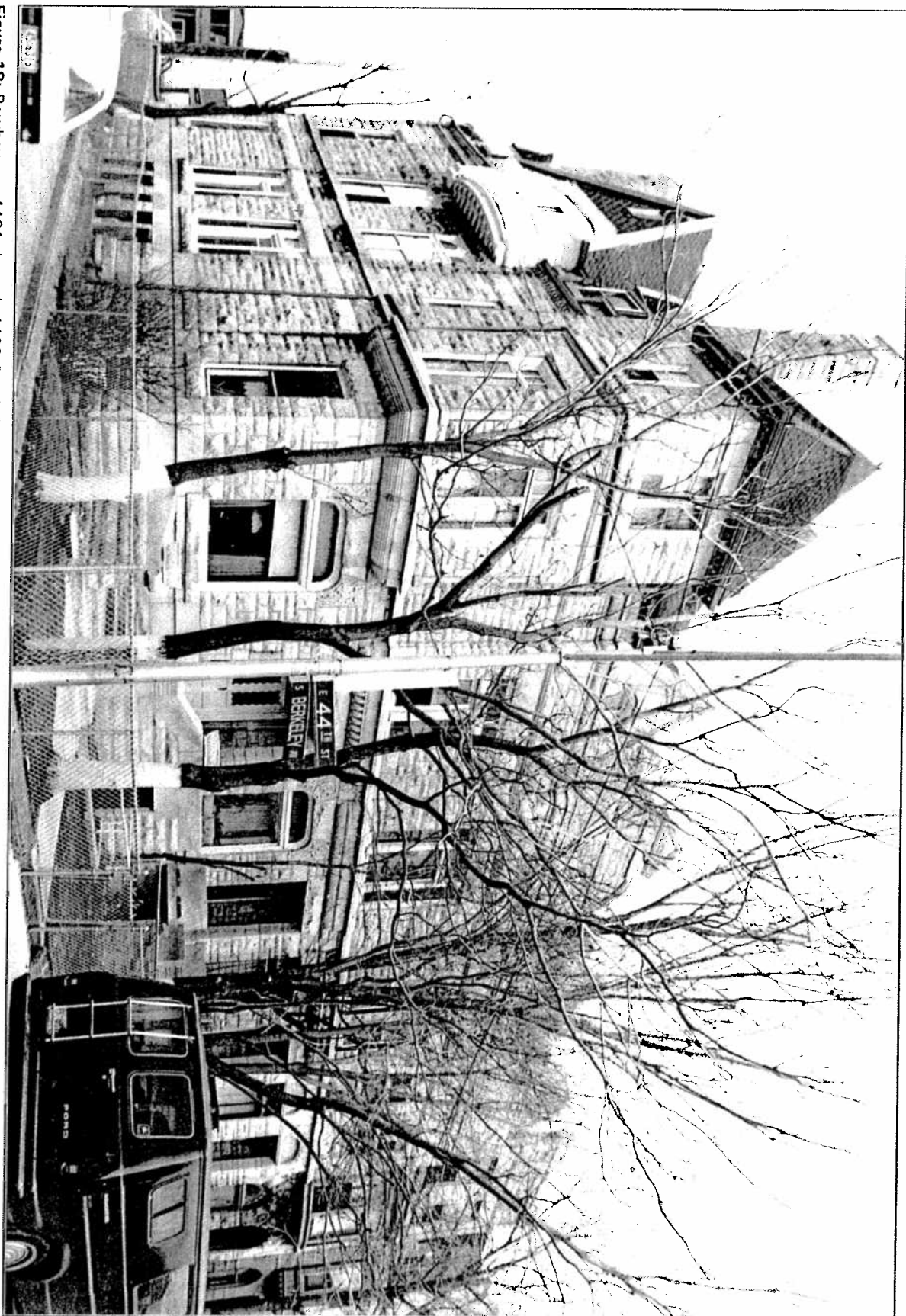


Figure 18: Rowhouses, 4401 through 4409 South Berkeley Avenue, built circa 1890-91. (Photograph by Elaine Batson)



Figure 19: Streetscape view of the east side of the 4400-block of South Berkeley Avenue, taken in 1988. This view includes the homes at 4423 through 4445 South Berkeley. (Photograph by Elaine Batson)

The residents of these rowhouses included accountants and business people, many of whom worked in middle management positions. The house at 4413 South Berkeley Avenue was the home of Harry Wilkinson (1858-c.1925), a journalist and editor who worked at various times for the *Chicago Daily News* and the *Chicago Globe*, and who was the editor and publisher of the *Chicago Banker*. During the late 1890s, 4421 South Berkeley Avenue sheltered the family of Robert L. Van Arsdale, Jr. (1876-c.1910). Van Arsdale was an insurance broker and manager of the Chicago office for the C.E. and W.F. Peck Company of New York. 4423 South Berkeley was occupied for a number of years by Charles J. Dodgshun (1848-1910) who also spent a few years in residence at 4441 South Berkeley. Dodgshun was born in Hamburg, Germany, emigrating to England with his family as a child. In 1863, he emigrated to the United States, settling in New York, and came to Chicago in 1891 to assume the management of the local office of the Waterbury Clock Company.

The rowhouses that Robert Rae designed for James A. Parish included six houses at the south end of the block which were published in the *Northwestern Architect* for July, 1890 (Figure 20). A monumental row of rusticated three-story residences, these houses and their neighbors would have represented the highest standards of style, as manifest in the Romanesque Revival detailing, and the most modern standards of comfort, including steam heat and indoor plumbing, available in middle-class housing of that time. Originally extending from 4456 through 4466 South Berkeley Avenue, only three of these units, representing the northern half of this row, are currently extant (Figure 21).

South Berkeley Avenue terminates at 45th Street, providing a panoramic view that focuses on the house standing at its south end, 1029 East 45th Street. Built in 1905 from a design by archi-

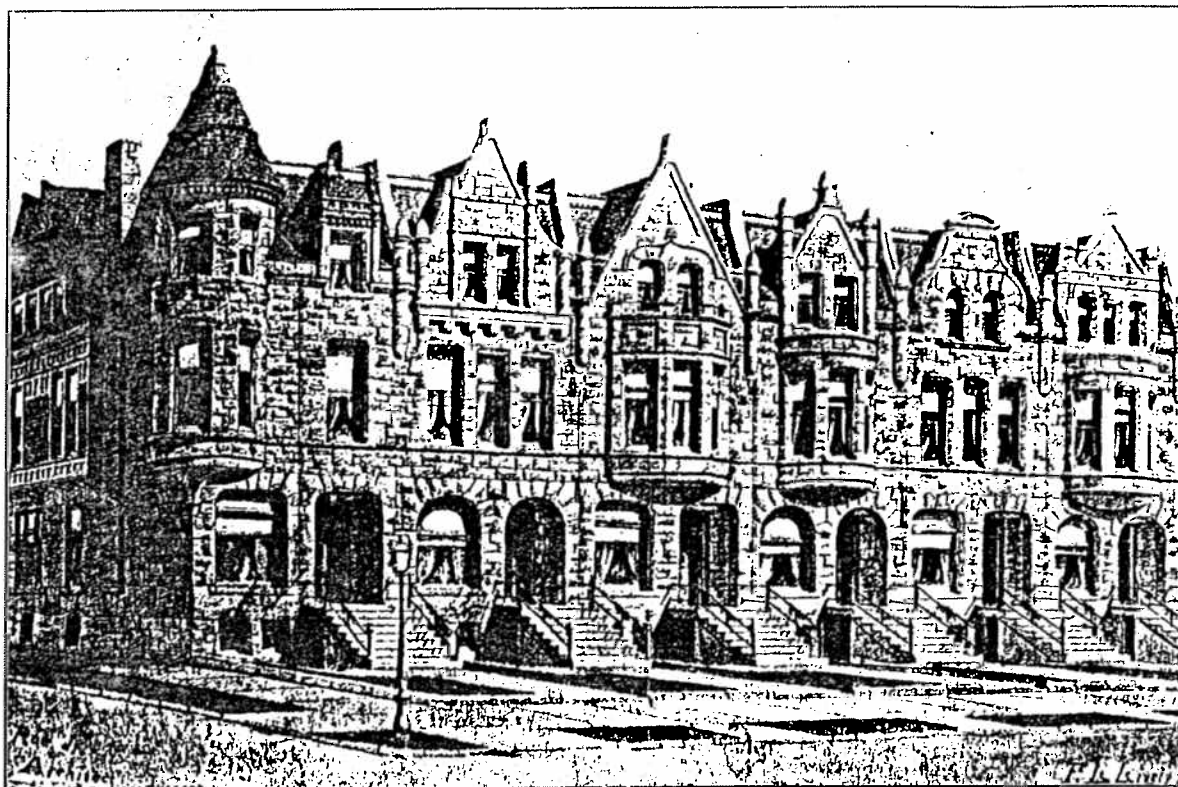


Figure 20 (above): Illustration of a row of six houses developed for James A. Parish and designed by architect Robert Rae, Jr., at 4456 through 4466 South Berkeley Avenue. (From a drawing published in the *Northwestern Architect*, Vol. 8, No. 7, July 1890) **Figure 21** (below): The three surviving units of the James A. Parish Rowhouses, 4456, 4458, and 4460 South Berkeley Avenue, built in 1890-91. (Photograph by Timothy N. Wittman)



tect C. Frank Jobson, this was originally the home of Frank Louis Linden (1859-1934), an interior decorator. Linden was born in Chicago and educated in Rockford before going to New York to work for an interior design firm. Returning to Chicago in 1881, he became a partner in Spierling & Linden, interior decorators and specialists in stained glass, which was later known as the Linden Glass Company. A noted fresco painter as well as an interior designer and glassmaker, Linden had close professional ties with a number of the Prairie School architects. After the turn of the century, Linden's company put ever greater emphasis on the production of light fixtures, mosaics, and leaded glass. His most famous work was executed for Frank Lloyd Wright and included the leaded ornamental casement windows for the Susan L. Dana House in Springfield, the Avery Coonley House in Riverside, Midway Gardens at 60th Street and Cottage Grove (demolished), and the Frederick J. Robie House, 5757 South Woodlawn Avenue, which was built in 1908-09 and designated a Chicago Landmark in 1971.

A two-and-a-half-story red brick residence with limestone trim, the Frank L. Linden House conforms in size, scale, and type with the structures on Berkeley Avenue but represents the changes in style and materials that occurred during a period of a little over a decade. With its entrance turned away from the street, its ornamental casement windows grouped in horizontal bands, and its simple, unornamented wall surfaces, the Linden House exemplifies the Prairie School aesthetic in a building of modest dimensions (*Figure 22*). The emphasis placed on the windows in this design was no doubt a reflection of and advertisement for the work produced by the owner's firm.

The designer of the house, C. Frank Jobson (1862-1924), was born, educated, and trained in architecture in his native Dundee, Scotland. After a two-year stint in a Glasgow practice, he emigrated to the United States in 1883 and settled in Chicago in 1887, initially finding employment

Figure 22: The Frank Linden House, 1029 East 45th Street, built in 1905 from a design by the architect C. Frank Jobson. (*Photograph by Elaine Batson*)



in the office of Solon S. Beman. From 1893 through 1901, Jobson worked in partnership with Myron H. Church after which he continued in independent practice. Eclectic in his use of styles, the majority of Jobson's work was done for residences and industrial buildings. Among his designs were the railroad stations along the South Side Alley Elevated Railroad, now known as the Jackson Park rapid transit line, and a number of buildings and additions to earlier structures in the Pullman community where he replaced Beman as company architect in the early 1900s.

The rowhouses that form the eastern frontage on the 4400-block of South Ellis Avenue are consistent in design, materials, scale, and period of construction with those on neighboring Berkeley Avenue. Although the houses on the west side of the street were demolished around 1970 to make way for the new Dr. Martin Luther King Jr. High School, the surviving housing stock on the east preserves a substantial intact remnant of the historic streetscape with few vacant parcels.

The variety of designs on the 4400-block of South Ellis is evident in a comparison of the first two rows of attached single-family residences, all of which were built circa 1890. The row at 4401 through 4411 South Ellis Avenue is made up of two-story residences with ashlar sandstone fronts, Romanesque Revival details, and pressed metal bays. These elevations are effectively divided into two ensembles of three units with second story designs in the same alternating configuration seen above at 4313 through 4317 South Ellis Avenue. The second row, extending from 4413 through 4423 South Ellis, is made up of three-story rusticated graystone single-family houses that more forcefully exhibit the Romanesque Revival style. Each of these buildings features a two-story bay and a massive dormer fronting a false mansard roof. The differing colors, textures, and sizes of these rows, and the variety in their details and window and door shapes, provides an illustration of the concept of the picturesque that was essential to the aesthetic theorists of the Victorian era.

Many of the occupants of these houses were engaged variously in the medical professions. The rowhouse at 4405 South Ellis Avenue was the home of Dr. Edwin C. Williams from the time of its completion in 1891 through 1904. An 1886 graduate of the Chicago Homeopathic Medical College, Williams (1864-c.1915) served as a lecturer on the faculty of that school in obstetrics and gynecology, and was a staff physician at Streeter Hospital. The resident at 4413 South Ellis during the 1890s was Dr. Sydney Kuh (1866-1934). Born in Bayreuth, Bavaria, and educated at the universities of Heidelberg and Vienna and at the Chicago Medical College, Kuh was a specialist in neurology who taught at Rush Medical College and served on the staff of Michael Reese Hospital. His neighbor at 4417 South Ellis was Charles Henry McConnell (1841-c.1915), president and owner of the Economical Drug Company.

The pair of two-story Romanesque Revival houses at 4429 and 4431 South Ellis Avenue are the survivors of a row of five units that once included houses at 4427, 4433, and 4435. Built in 1889, during the following decade they were respectively the homes of Wellington B. Forsyth, a commission merchant and member of the Board of Trade, and of Christopher J. Hess, owner of an ice manufacturing business.

The pattern of rows of houses of altering heights and designs is continued in the houses at 4443 through 4453 South Ellis Avenue, which are two-story structures, and in those at 4455 through 4461, which are three stories in height (*Figure 23*). These rusticated, Romanesque Revival graystone buildings were constructed between the time of a subdivision in 1889 and 1891, when some of their occupants appear in the elite directories.

The house at 4453 South Ellis Avenue was for a few years the home of General Charles S. Bentley (1839-1924). A volunteer private in the 2nd Wisconsin Cavalry in 1861, Bentley rose through the ranks during the Civil War until, at its conclusion, he held the rank of inspector-general of cavalry stationed at Memphis, Tennessee. After the war he settled in Iowa, where he served as brigadier general of the Iowa National Guard. Moving to Chicago in 1885, he went into business as a grain commission merchant at the Board of Trade. He was the chief marshal of Chicago's welcoming parade for Admiral Dewey in 1900 and grand marshal for a number of the

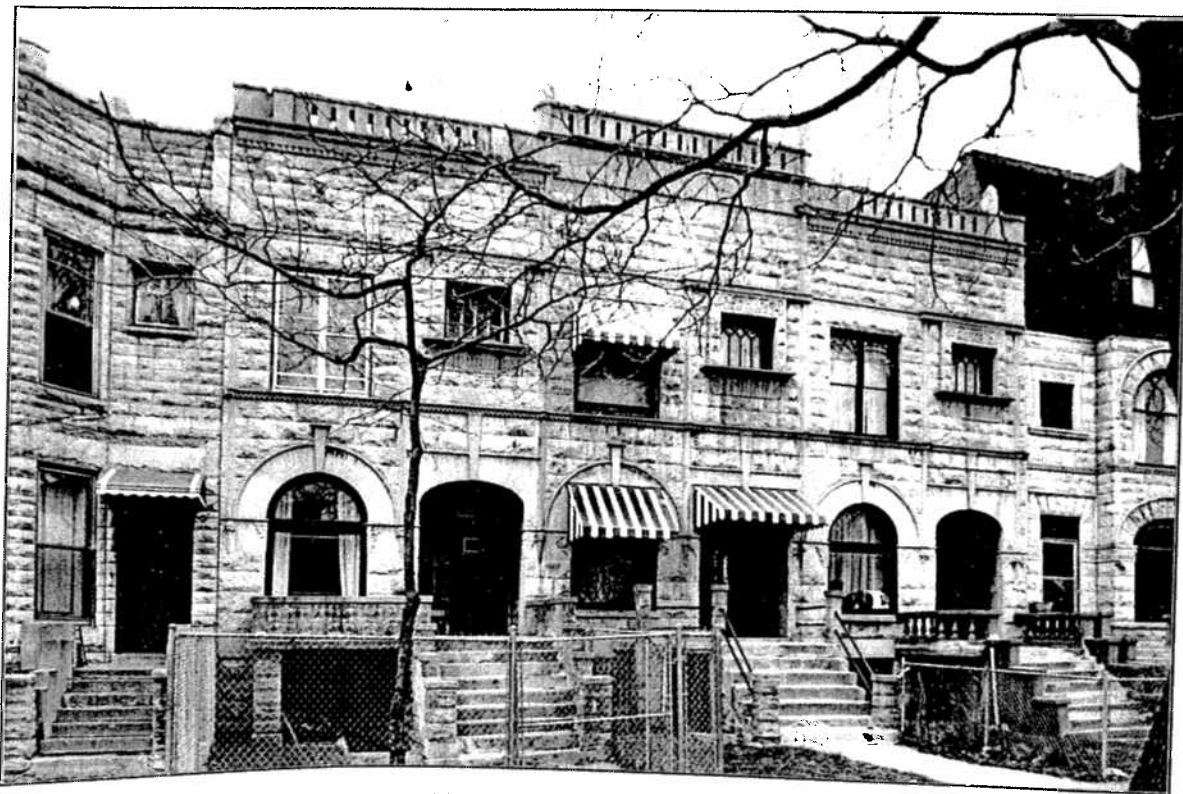


Figure 23 (above): The row of houses at 4449, 4451, and 4453 South Ellis Avenue, built circa 1890. **Figure 24** (below): The row of houses at 4500 through 4506 South Ellis Avenue, also built circa 1890. (Photographs by Raymond T. Tatum)



city's Memorial Day parades. From this address he moved to LaGrange, Illinois, where he served as a village trustee from 1908 to 1910. Maurice Rosenfeld (1855-1932), a capitalist and real estate developer, lived at 4455 South Ellis Avenue in the late 1890s. Born of German-Jewish ancestry, he was educated in his native Chicago and in Germany. He founded a real estate firm in 1887 and, among other pursuits, served as a director of the Illinois Southern Railway. Active in community affairs, he was on the board of directors of Michael Reese Hospital from 1893 to 1913 and served as a Cook County Commissioner for the term of 1900 to 1902.

A prominent row of three-story graystone single-family residences at 4500 through 4506 South Ellis Avenue forms the southern end of the core of the district. Originally a row of six units, these Romanesque Revival houses were built in about 1892 and feature monumental porch entrances, two-story bays, and a variegated roofline of mansard fronts and dormers, with an onion-shaped corner tower at the intersection of Ellis Avenue and 46th Street (*Figure 24*). Early residents of these houses included, at 4500 South Ellis, Jacob S. Smith, the president of the Indiana Natural Gas and Oil Company; at 4502, Henry Kuh, a businessman; at 4504, Mrs. Marion R. Greeley, a widow; and at 4506, Percy G. Ullman, secretary of the Louis Vehon Company, tailors and manufacturers of men's clothing. The designs of these rowhouses are consistent with the frontage on the 4400-blocks of Berkeley and Ellis, and share in establishing and illustrating the character of the core of the district.

CONCLUSION

Although the community of North Kenwood has suffered extensive damage to its historic buildings and landscapes, the surviving elements of its nineteenth century development reveal a diverse and exceptional heritage. As an example of planning and design, the extant fragments of this Victorian-era community exemplify what were considered to be the highest levels of civility and luxury. A retreat from the dirt, noise, and unsavory activities of the city, it was created to be the quintessential affluent suburban environment. Its later history, linked to the neighboring communities of Oakland to the north and South Kenwood/Hyde Park to the south, demonstrates the impact of the changes that affected Chicago through the continued increases in industrial capacity, immigration, and population the city experienced through the post-World War II era. The heritage of the suburban community that North Kenwood once was is perpetuated by the historic elements that survive, both in isolated circumstances and collectively in its small but substantial core enclave.

STREET ADDRESSES OF THE BUILDINGS INCLUDED IN THE PROPOSED
NORTH KENWOOD MULTIPLE RESOURCE DISTRICT, AS WELL
AS THE VACANT PARCELS LOCATED IN THE CORE OF THE DISTRICT
AS OF JULY 1, 1992

Oakenwald Avenue

4311 South Oakenwald Avenue
4312 South Oakenwald Avenue
4340 South Oakenwald Avenue
4344 South Oakenwald Avenue
4356 South Oakenwald Avenue
4359 South Oakenwald Avenue
4371 South Oakenwald Avenue
4403 South Oakenwald Avenue
4406 South Oakenwald Avenue
4408, 4410, and 4412 South Oakenwald Avenue
4415 South Oakenwald Avenue
4455 South Oakenwald Avenue
4457 South Oakenwald Avenue
4459 South Oakenwald Avenue
4519 and 4521 South Oakenwald Avenue
4529 and 4531 South Oakenwald Avenue
4540 South Oakenwald Avenue
4545 and 4547 South Oakenwald Avenue
4577 South Oakenwald Avenue
4578 South Oakenwald Avenue
4580 South Oakenwald Avenue
4581 South Oakenwald Avenue
4583 South Oakenwald Avenue
4584 South Oakenwald Avenue
4585 South Oakenwald Avenue
4597 South Oakenwald Avenue

Lake Park Avenue

4339 South Lake Park Avenue
4400 and 4402 South Lake Park Avenue
4406 and 4408 South Lake Park Avenue
4407 South Lake Park Avenue
4461, 4465, 4467, 4469, and 4471 South Lake Park Avenue
4533 South Lake Park Avenue
4542 and 4544 South Lake Park Avenue
4546 and 4548 South Lake Park Avenue
4551-53 South Lake Park Avenue

4554 and 4556 South Lake Park Avenue
4558 and 4560 South Lake Park Avenue
4565 South Lake Park Avenue
4567 South Lake Park Avenue
4570 and 4572 South Lake Park Avenue

Woodlawn Avenue

4504 South Woodlawn Avenue

University Avenue

4422 and 4424 South University Avenue
4430 and 4432 South University
4441 and 4443 South University Avenue

Greenwood Avenue

4326 South Greenwood Avenue
4426 South Greenwood Avenue
4438 South Greenwood Avenue
4446 South Greenwood Avenue
4454 South Greenwood Avenue
4504 South Greenwood Avenue
4505 South Greenwood Avenue
4514 and 4516 South Greenwood Avenue
4522 South Greenwood Avenue
4523 South Greenwood Avenue
4527 and 4529 South Greenwood Avenue
4531, 4533, 4537, 4539, and 4543 South Greenwood Avenue
4547 and 4549 South Greenwood Avenue
4557-59 South Greenwood Avenue
4608 South Greenwood Avenue
4630 South Greenwood Avenue

Berkeley Avenue

4310 South Berkeley Avenue
4311 and 4313 South Berkeley Avenue
4335 South Berkeley Avenue
4357 South Berkeley Avenue
4400, 4402, 4404, 4406, and 4408 South Berkeley Avenue
4410, 4412, 4414, and 4416 South Berkeley Avenue
4401, 4403, 4405, 4407, and 4409 South Berkeley Avenue
4411, 4413, 4415, 4417, and 4419 South Berkeley Avenue
4418, 4420, 4422, 4426, and 4428 South Berkeley Avenue
4421, 4423, 4425, 4429, and 4431 South Berkeley Avenue
4432, 4436, 4438, 4440, 4442, 4444, and 4446 South Berkeley Avenue

4433, 4435, 4437, 4439, 4441, 4443, and 4445 South Berkeley Avenue
4456, 4458, and 4460 South Berkeley Avenue

Ellis Avenue

4307 and 4309 South Ellis Avenue
4313, 4315, and 4317 South Ellis Avenue
4320 South Ellis Avenue
4324 South Ellis Avenue
4334 South Ellis Avenue
4336, 4338, and 4340 South Ellis Avenue
4339, 4341, and 4343 South Ellis Avenue
4401, 4403, and 4405 South Ellis Avenue
4407, 4409, and 4411 South Ellis Avenue
4413, 4415, and 4417 South Ellis Avenue
4419, 4421, 4423, and 4425 South Ellis Avenue
4429 and 4431 South Ellis Avenue
4437 South Ellis Avenue
4443, 4445, 4447, 4449, 4451, and 4453 South Ellis Avenue
4455, 4457, 4459, and 4461 South Ellis Avenue
4500, 4502, 4504, and 4506 South Ellis Avenue
4520 South Ellis Avenue
4521 and 4523 South Ellis Avenue
4524 South Ellis Avenue
4530 South Ellis Avenue
4530 (rear) South Ellis Avenue
4534-36 South Ellis Avenue
4535 and 4539 South Ellis Avenue
4538-40 South Ellis Avenue
4544-46 South Ellis Avenue
4545, 4547, and 4549 South Ellis Avenue
4551, 4553, and 4559 South Ellis Avenue
4554, 4556, and 4558 South Ellis Avenue
4611 South Ellis Avenue
4613 South Ellis Avenue
4619 South Ellis Avenue
4623 South Ellis Avenue

Drexel Boulevard

4508 South Drexel Boulevard
4512 South Drexel Boulevard
4518 South Drexel Boulevard
4545 South Drexel Boulevard
4610 South Drexel Boulevard
4630 South Drexel Boulevard

East 44th Street

922, 924, 926, 928, 930, and 932 East 44th Street
1110 and 1112 East 44th Street
1114, 1116, 1118, 1120, and 1122 East 44th Street
1124, 1126, 1128, and 1128 1/2 East 44th Street
1130, and 1132 East 44th Street

East 45th Street

1017 East 45th Street
1021 East 45th Street
1023 East 45th Street
1029 East 45th Street
1031 East 45th Street
1123 East 45th Street

East 46th Street

928, 930, 932, 934, 936, and 938 East 46th Street
1119 East 46th Street
1230 and 1232 East 46th Street

East 47th Street

1222 East 47th Street

Vacant Parcels Within the Core of the District

Within the core of the district are 63 vacant parcels of property.

On the east side of Berkeley Avenue, they are at 4447, 4449, 4451, 4453, 4455, 4457-59, and 4463-65 South Berkeley Avenue.

On the west side of Berkeley Avenue, they are at 4424, 4430, 4434, 4448, 4450, 4452, 4454, 4462, and 4464-66 South Berkeley Avenue.

On the east side of Ellis Avenue, they are at 4427, 4433, 4435, 4439, 4441, 4463, 4465, 4501-03, 4515-19, 4525, 4527, 4529, 4531, 4533, 4537, 4543, 4555, and 4557 South Ellis Avenue.

On the west side of Ellis Avenue, they are located at 4508, 4510, 4534 (rear), 4538 (rear), 4544 (rear), 4550, and 4552 South Ellis Avenue.

On the east side of Greenwood Avenue, they are located at 4407-09, 4501, 4509-11, 4515-17, 4519-21, 4535, 4541, and 4545 South Greenwood Avenue.

On the west side of Greenwood Avenue, they are located at 4400-02, 4400 (rear), 4404-08, 4412-14, 4416-18, 4420-22, 4430-36, 4442-44, 4456-58, 4500, and 4508-10 South Greenwood Avenue.

On the north side of 44th Street, one is located at 1128 1/2 East 44th Street.

On the south side of 45th Street, they are located at 1011 and 1035 East 45th Street.

On the north side of 46th Street, they are located at 924 (rear) and 928-32 (rear).

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Additional research material used in the preparation of this report is on file at the office of the Commission on Chicago Landmarks and is available to the public.

Staff for this publication

Timothy N. Wittman, research and writing
William M. McLenahan, production

Survey Documentation: 4th Ward

Rufino Arroyo
Elaine Batson
Raymond T. Tatum
Timothy N. Wittman

The Commission on Chicago Landmarks was established in 1968 by city ordinance, and was given the responsibility of recommending to the City Council that specific landmarks be preserved and protected by law. The ordinance states that the Commission, whose nine members are appointed by the Mayor, can recommend any area, building, structure, work of art, or other object that has sufficient historical, community, or aesthetic value. Once the City Council acts on the Commission's recommendation and designates a Chicago Landmark, the ordinance provides for the preservation, protection, enhancement, rehabilitation, and perpetuation of that landmark. The Commission assists by carefully reviewing all applications for building permits pertaining to the designated Chicago Landmarks. This insures that any proposed alteration does not detract from the qualities that caused the landmark to be designated.

The Commission makes its recommendations to the City Council only after extensive study. This preliminary summary of information has been prepared by the Commission staff and was submitted to the Commission when it initiated consideration of the historical and architectural qualities of this potential landmark.

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Chicago Department of Planning and Development

33 North LaSalle Street, Suite #1600

Chicago, IL 60602

(312) 744-3200

